

DISTRIBUTION WAREHOUSE WITH COLD STORE CAPABILITY

- > MODERN PURPOSE-BUILT UNIT
- > AUTOMATED RACKING SYSTEM
- > CAPACITY FOR OVER 900 PALLETS
- > SUITED TO AMBIENT, CHILLED OR FROZEN STORAGE
- > ADDITIONAL STORES AND EXTERNAL PLANT ROOM
- > SECURE CONCRETE PARKING AREA
- > GOOD ACCESS TO A75, A77 & CAIRNRYAN FERRY PORTS

TO LET (MAY SELL)

HOLMPARK INDUSTRIAL ESTATE, NEWTON STEWART, DG8 6AW

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DESCRIPTION

The subjects were constructed around 2010 and comprise an attached, purpose-built distribution warehouse unit formed around an exposed steel frame. The unit is of a high bay design, with an approximate eaves height of 9.0m (30ft).

There is a small projection at the front of the property which consists of a loading bay and external store. At the rear of the property are additional external stores together with the plant room.

The unit is capable of maintaining a constant temperature for ambient, chilled and frozen produce.

An automated racking system has been installed which has capacity for over 900 pallets.

To the front of the unit is a secure, concrete surfaced parking area.

FLOOR AREAS

	m ²	ft ²
Warehouse	568.96	6,124
Loading Bay	18.66	201
Front Store	30.61	329
Rear Stores / Plant Room	102.47	1,103
TOTAL	720.70	7,757

The above areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

Newton Stewart is a large market town located in the Dumfries & Galloway Council area of south west Scotland. The town is set on the A75 trunk road at its junction with the A714.

The regional capital of Dumfries lies 48 miles to the east with Stranraer, the region's second largest town, around 25 miles to the west.

The A75 provides an important road link between the M74 / M6 and the Cairnryan ferry ports which are situated on the A77, around 28 miles to the west.

The A77 also provides a connection to Glasgow and Scotland's west coast.

The unit is located within Holmpark Industrial Estate, off New Galloway Road (B7079), which lies around half a mile from the A75.

RENT, LEASE TERMS & PRICE

Flexible long and short term lease options are available.

Serviced warehousing requirements will also be considered.

Purchase offers are invited.

SERVICES

Mains water, electricity and drainage.

RATING ASSESSMENT

The Rateable Value is to be re-assessed.

Rates relief may be available. Prospective tenants / purchasers are however advised to make their own rates enquires with Dumfries & Galloway Council.

PLANNING

We are verbally advised that the property is registered for Class 5 (General Industrial) and Class 6 (Storage & Distribution) use.

VALUE ADDED TAX

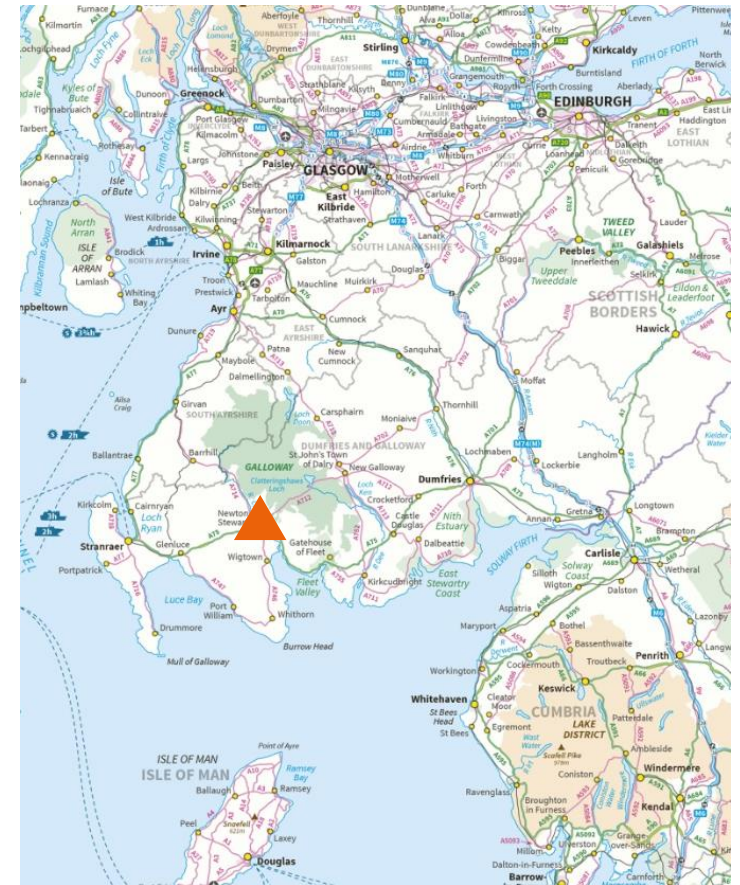
We are verbally advised that the property is VAT elected.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant / purchaser will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: C
A copy of the EPC is available on request.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | 01387 264333
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