

# TO LET

UNIT 1, BLOCK 2, DUMFRIES ENTERPRISE PARK  
TINWALD DOWNS ROAD, HEATHHALL, DUMFRIES, DG1 3SJ

# Carigiet Cowen



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[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

End Terrace Trade Counter/ Warehouse/ Workshop with large secure yard

850.66 sq m / 9,156 sq ft on 0.225 hectares / 0.56 acres





## LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway and is the main shopping and administrative centre for much of the Southwest Scotland area.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the A74(M) motorway at Lockerbie, which is some 12 miles distant.

The property is situated within Dumfries Enterprise Park which forms part of the well established Heathhall business and industry district, around 2.5 miles to the northeast of Dumfries town centre. The property lies within easy reach of the A75 bypass, which in turn connects Dumfries to the A74(M) motorway and Cairnryan Ferry Ports.

Dumfries Enterprise Park is host to a strong mix of national, regional and local businesses, including Scot JCB, Eurocell, Scania, Lloyd Ltd, Cornthwaite Group and Graham Plumbers Merchants.

## DESCRIPTION

The subject property was purpose-built in 2008 as a trade counter unit and distribution depot for Crossling Plumbers Merchants although it is well suited for a broad range of alternative commercial operations.

The building is a modern end terrace unit of steel portal frame construction with cavity block / facing brick dado walls and insulated profile metal sheet cladding above and to the pitched roof over which incorporates good levels of translucent roof lights.

Vehicle access is provided via an electrically operated sectional Up and Over shutter door within the side elevation, measuring circa 5m wide and 5m high. A ground floor showroom area together with a separate trade counter has been constructed along the front elevation with an office area and staff facilities to the rear.

A purpose-built Mezzanine Floor with a loading capacity of 7.2 KN/m<sup>2</sup> (150lbs per square foot), incorporating 1no 'up and over' safety gate has been constructed within the warehouse area.

Externally there are 8no. car parking spaces along the front elevation with an extensive securely fenced and gated tarmac surfaced yard to the side and rear.







## ACCOMMODATION

Floor	Sq m	Sq ft
<b>Ground Floor</b>		
Showroom & Trade Counter	106.20	1,143
Workshop Warehouse (part with mezz over)	461.97	4,973
<b>First Floor</b>		
Mezzanine (including the area above the showroom & trade counter)	282.49	3,040
<b>Total GIA</b>	<b>850.66</b>	<b>9,156</b>

Approximate site area **0.56 acres / 0.225 hectares**

## SERVICES

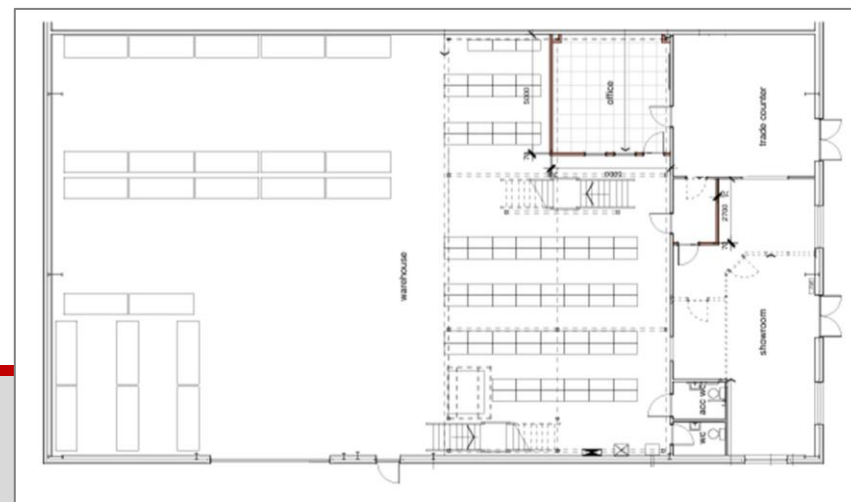
We understand mains water, gas, electricity (3-phase), and drainage are connected to the property. Heating to the warehouse space is via a gas-fired warm air blower.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Store and premises with a 2023 List Rateable Value of £32,200. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.8p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of **B (23)** expiring 14 November 2032.



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## LEASE TERMS AND RENT

The property is available TO LET by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£38,000 per annum** exclusive.

## COSTS

Both parties will bear their own legal and surveyors' fees in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

## VAT

All figures quoted are exclusive of VAT where applicable.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.  
For further information, please contact:

Richard Percival

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