

**TO LET - TERRACED INDUSTRIAL & TRADE
COUNTER PREMISES**

MAXWELLTOWN INDUSTRIAL ESTATE
GLASGOW ROAD DUMFRIES. DG2 0NW



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Galbraith

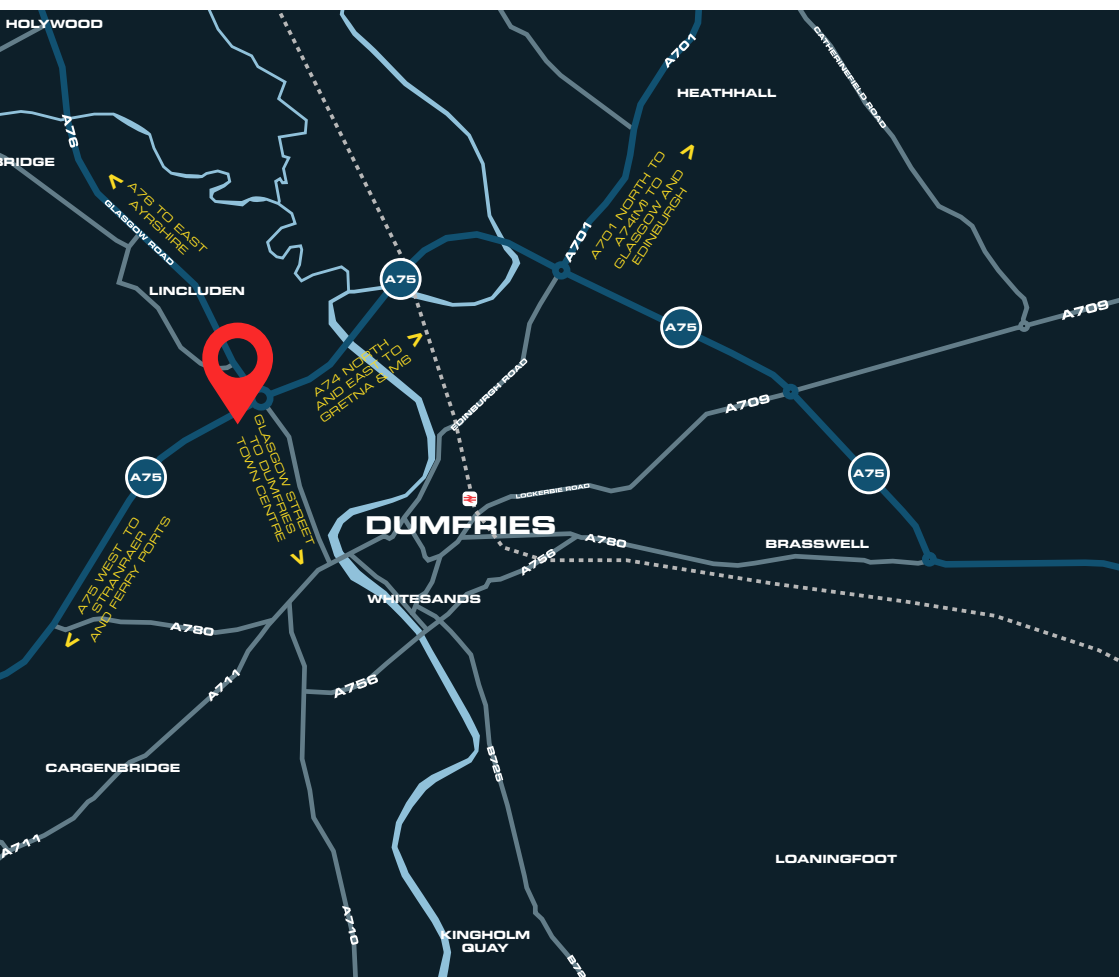

**CASTLEMILK &
CORRIE ESTATES**

LOCATION

Dumfries is the principal town in Dumfries and Galloway and lies approximately 75 miles south of Glasgow and 34 miles north west of Carlisle. The town is well connected to the surrounding area and the A74(M) can be accessed within a 30 minute drive.

The ferry ports to Northern Ireland lie approximately 75 miles west of Dumfries and are accessed via the A75.

Maxwelltown Industrial Estate is located on the West side of Dumfries, immediately adjacent to a major junction of the A75. Surrounding occupiers include Aldi, Homebase and Wickes.



DESCRIPTION

The estate comprises two terraces of modern single storey industrial warehouse buildings. The subjects are of steel portal frame construction with mono pitched roofs which are clad externally in profile metal sheeting incorporating translucent panels. The external elevations are finished part brick and part profile metal cladding.

Specification of Units:



Maximum eaves
of 5.5m



Roller shutter
access



Three phase
power supply



WC facilities

AVAILABILITY

UNIT	SIZE	VIDEO LINK	STATUS
Block 1 Unit 6	1,908 sq ft	Click here	Under Offer
Block 2 Unit 2	1,824 sq ft	Click here	Under Offer
Block 2 Unit 6	1,810 sq ft	Click here	Available



TERMS

The units are available on Full Repairing and Insuring terms.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate will apply. Further information is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT and registration dues.

EPC

Energy performance certificates are available upon request.

VAT

The rent and all other outgoings will be subject to VAT at the prevailing rate.

RATES

The ingoing tenant will be responsible for local authority rates.

Tenants may be eligible for rates relief and interested parties are advised to make their own rating enquiries with Dumfries and Galloway Council.

FURTHER INFORMATION

Interested parties are advised to note interest with the letting agent. Viewings are by appointment only. For additional information please contact:

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