

# TO LET

## INDUSTRIAL UNITS

79.43 TO 350.71 SQ M  
(855 TO 3,775 SQ FT)

## MODERN INDUSTRIAL UNITS IN OUTSTANDING LOCATION

- Roller shutter doors
- 4.80m (16ft) eaves height
- Shared yard area with some private yards available
- Accessible location
- Some office fit-out

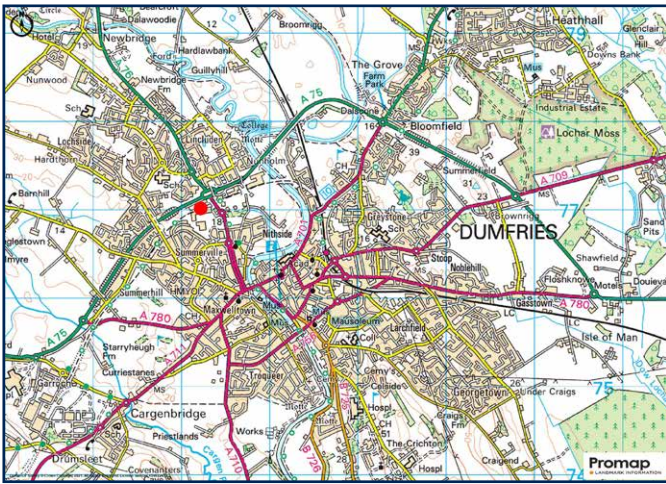


### Maxwelltown Industrial Estate

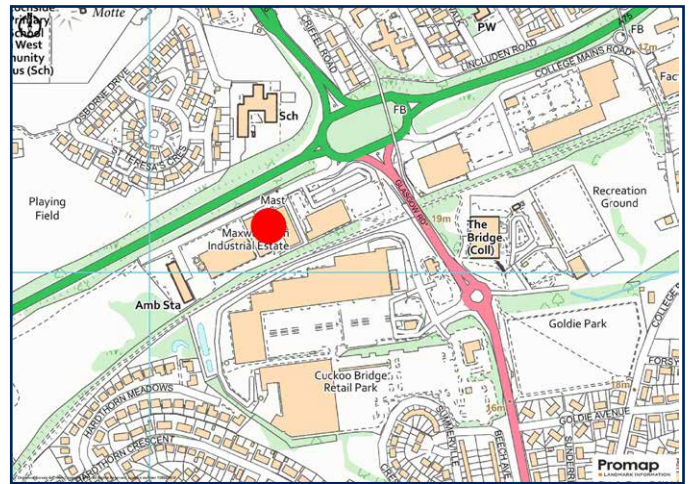
Glasgow Road  
Dumfries  
DG2 0NW

# Galbraith

galbraithgroup.com  
0131 240 6960



(indicative only)



(indicative only)

## LOCATION

Dumfries is the principal town in Galloway and benefits from links to the Scottish motorway network via the A76 and A701. Public transport links are provided by the town's bus and rail services.

Maxwelltown Industrial Estate is located on the West side of Dumfries, immediately adjacent to a major junction of the Dumfries by-pass.

## DESCRIPTION

The estate comprises two terraces of modern single storey industrial warehouse buildings. The subjects are of steel frame construction with mono pitched roofs clad externally in profile metal sheeting. The external elevations are finished partly in facing brick and partly in profile cladding. Units have a minimum eaves height of approximately 4.80m (16ft) and benefit from roller shutter doors together with WC facilities. Units have concrete floors, painted block walls and are served by mains water, drainage, electricity and gas.

## ACCOMMODATION

Unit sizes range from 79.43 Sq M to 350.71 Sq M (855 Sq Ft to 3,775 Sq Ft).

## LEASE

Units are available on Full Repairing and Insuring terms. Details on rental are available on request.

## SERVICE CHARGE

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

## RATES

The ingoing tenant will be responsible for local authority rates. Further information is available on request.

Interested parties are advised to make their own rating enquiries with Dumfries and Galloway Council on 01387 260627.

## ENERGY PERFORMANCE CERTIFICATES

Further information is available upon request.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred and the ingoing tenant to be responsible for stamp duty land tax, administration dues etc.

## VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

## ENTRY

To be mutually agreed.

## VIEWING AND FURTHER INFORMATION

Please contact the sole letting agents:

<b>Lucy Yates</b> 0782 484 8097 lucy.yates@galbraithgroup.com	<b>Ben Dobson</b> 0758 433 6085 ben.dobson@galbraithgroup.com
---	---

**Galbraith**  
59 George Street  
Edinburgh  
EH2 2JG

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 59 George Street, Edinburgh, EH2 2JG  
Date of publication November 2019