

8 EASTFIELD ROAD

DUMFRIES, DG1 2EQ



Former Bus Depot - Industrial warehouse, ancillary office/staff buildings & substantial yard available for sale in Dumfries, Scotland.

INDUSTRIAL - FOR SALE

31,592 SQ FT

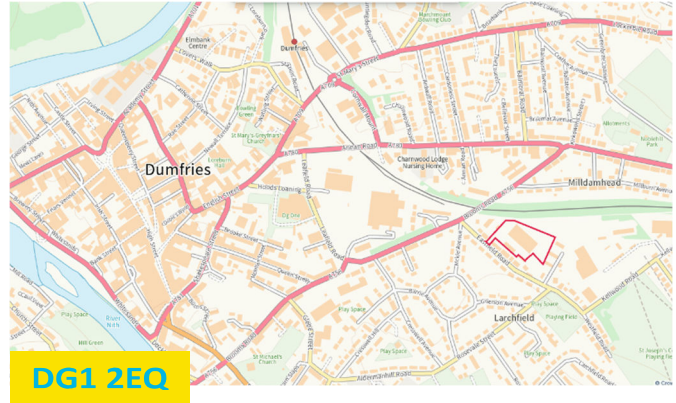
(2,935 SQ M)

- Close proximity to Dumfries town centre within mixed-use area
- Easy access to A701, A75 & A74(M)
- 5 roller shutter doors
- 4.7m - 5m eaves height
- May be suitable for redevelopment (subject to planning permission)

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OVERVIEW

GIA total	31,592 sq ft
Site Area	1.08 ha (2.67 ac)
GIA Warehouse	25,678 sq ft
GIA Office/Staff	5,914 sq ft
Price	On application
EPC Rating - Warehouse	F (92)
EPC Rating – Office	E (64)
Rateable Value	£44,000 (£21,912 payable)



DESCRIPTION

The property was formerly used as a bus depot with a warehouse and a detached 2-storey building providing office/ancillary accommodation, together with adjacent small staff building. The property benefits from a generous concrete yard area, with the buildings occupying approximately 27% of the total site area.

The main warehouse is constructed with brick elevations under a pitched steel lattice frame roof, with metal cladding. It is sub-divided to provide the main workshop (12,309 sq ft), open fronted workshop (9,995 sq ft), offices/ancillary (2,361 sq ft) and washbay (1,013 sq ft). Internally, the warehouse has a concrete floor incorporating vehicle inspection pits. There are 5 large roller shutter doors and eaves heights range from 4.7m - 5m.



LOCATION

8 Eastfield Road is located in a mixed-use area of Dumfries, featuring industrial and residential properties. The property has good road connections with easy access to the A75, A76 and A701, providing access to the rest of Dumfries & Galloway to the west and north and linking directly to the A74(M) to the east, the main motorway connecting West Central Scotland and North-West England. The property is located circa 0.5 miles from Dumfries town centre. In addition, the property is approximately 77 miles south-east of Glasgow, 79 miles south-west of Edinburgh and 36 miles north-west of Carlisle.

Nearby commercial occupiers include Jewson Building Materials, Kwik Fit, Glebe Garage and Dumfries Powder Coating.

Due to the proximity to Dumfries town centre, and the neighbouring residential properties, the property may be suitable for alternative uses including residential, subject to planning permission.

VIEWING & FURTHER INFORMATION

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