DM HALL

On the Instructions of SOUTH of SCOTLAND ENTERPRISE



FOR SALE

INDUSTRIAL DEVELOPMENT SITE

PHASE 2 • CARGENBRIDGE • BUSINESS PARK • DUMFRIES • DG2 8LT

- Located on the southwestern edge of Dumfries
- Close to the A75 and a 40-minute drive to the M74/M6 junction
- Substantial industrial development land
- Planning permission granted for an access road
- Total area 5.34 hectares (13.2 acres)
- Offers are invited





LOCATION

Cargenbridge Business Park is located a short distance south of the Garroch Roundabout on the A75, around 2 miles southwest of Dumfries, adjacent to the Mylar Specialist Films complex and the Dumfries and Galloway Royal Infirmary. There is a motorway connection within a 40-minute drive time.

The nearby A75 road route offers the following distances and drive times:

Location	Distance	Time
Dumfries (via A75)	2 miles	7 minutes
M74/M6 (Gretna)	27 miles	36 minutes
Carlisle (via A75/M6)	38 miles	54 minutes
Cairnryan (via A75)	74 miles	1hr 32 minutes
Glasgow (via M74)	79 miles	1hr 32 minutes
Manchester (via M6)	156 miles	2hr 55 minutes

Dumfries is the administrative capital of the Dumfries and Galloway region in southwest Scotland and has a population of around 32,000 persons, with a regional catchment of round 150,000 persons.

DESCRIPTION

Phase 2 at Cargenbridge, is a large area of industrial development ground to the northwest of Cargenbridge Business Park and is a broadly level, of irregular shape and currently overgrown with vegetation.

Access to phase 2 will be via the existing distributor road through Cargenbridge Business Park, with planning permission (25/2300/FUL) now in place for the formation of an extension to the access road including access stubs, a turning circle and EVA link, drainage infrastructure and associated works.

Planning documents are available upon request, or, via the Dumfries and Galloway Council planning portal. The plot is allocated for business and industrial uses in the Dumfries and Galloway Local Plan.

Technical information, including a site investigation report, is available upon request.





AREAS

The site extends to 5.34 hectares (13.2 acres), or thereby.

PRICE

Offers are invited for the site based on an initial grassum payment and a 125-year ground lease, which will convert to ownership upon completion of development works.

A closing date will be set in due course. All interests should be lodged with the selling agents for updates. Please note that offers are subject to South of Scotland Enterprise board approval.

Prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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