DM HALL

To Let

Large Storage Warehouse nr J17, M74, Lockerbie



Broomhouse Industrial Park, Dryfe Road, Lockerbie, DG11 2RF

33,627 sq ft
(3,124.05 sq m)

- Established industrial location to the north of Lockerbie
- Close to J17 of the M74, and a short drive from the border
- Excellent quality warehouse with 7.5m eaves and 11m apex
- 2 no Electric vehicle entry doors
- Gross internal area of 3,124 sq.m (33,627 sq.ft), or thereby.
- Rental - £180,000 per annum.

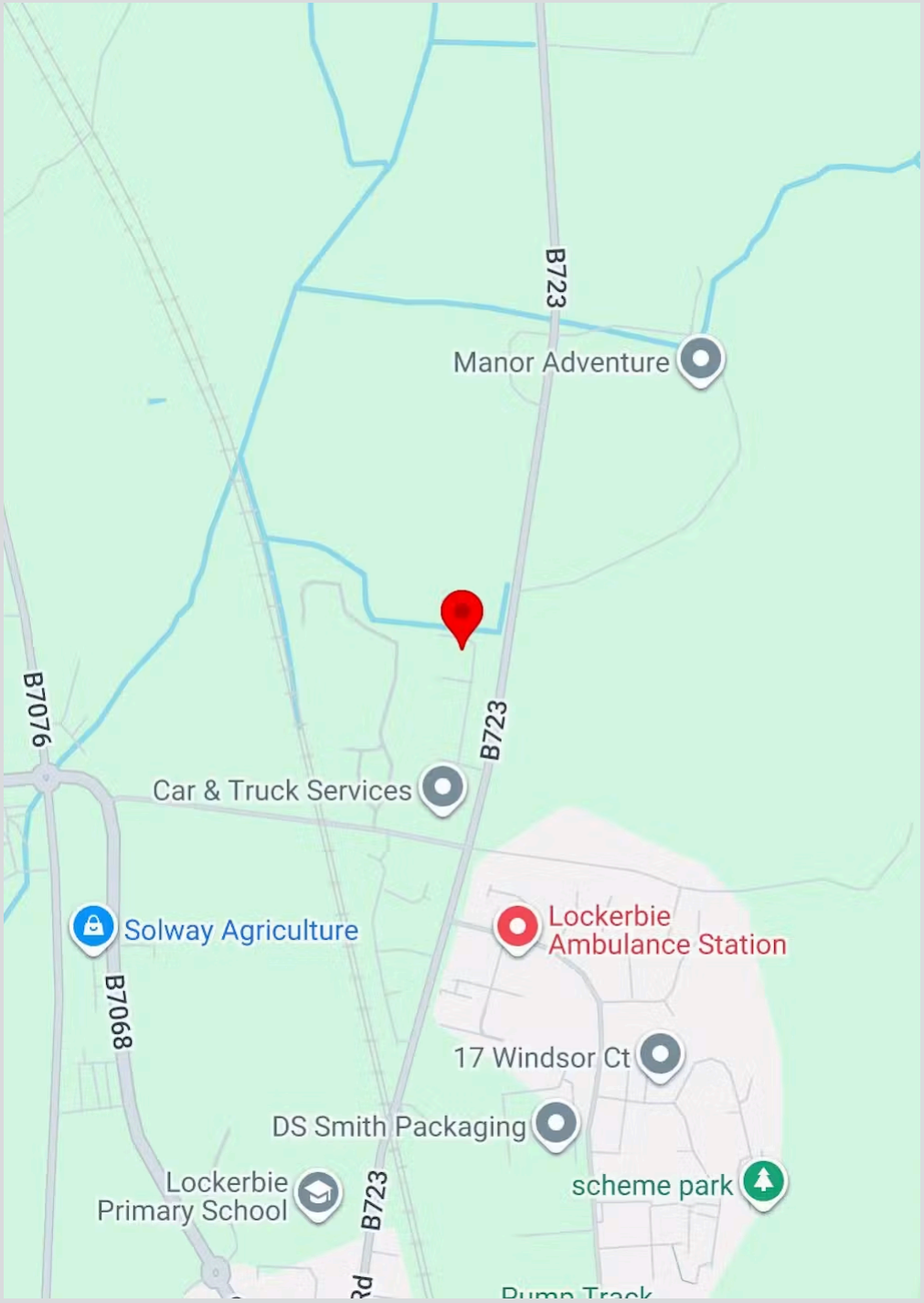
LOCATION

The property is on the north side of Dryfe Road, within Broomhouse Industrial Park, on the northern outskirts of Lockerbie, with junction 17 of the M74, a short distance to the west. Occupiers in the Park include PPML, Haas Tek and Finnie Heavy Haulage.

Lockerbie is around 16 miles north of the Scotland/English border and is in the Dumfries & Galloway region. The town is well connected to the trunk road and motorway networks and is also situated on the West Coast railway line linking Glasgow with The South.

The location is ideal for road traffic businesses affected by the Drive Time Directive, offering the following times and distances:

Dumfries (A75); 12 miles (24 mins)
Carlisle (M74/M6); 26 miles (37 mins)
Eurocentral Rail Terminal (M74); 63 miles (1hr 14 mins)
Glasgow (M74); 72 miles (1hr 19 mins)
Cairnryan NI Ferry Terminal (A75); 88 miles (1hr 58 mins)
Manchester (M74/M6); 143 miles (2hr 34 mins)
Birmingham (M74/M6); 219 miles (3hr 39 mins)



DESCRIPTION

The unit is a recently constricted detached warehouse located to the rear of Broomhouse Industrial Park.

The property is of steel portal frame construction with a 7.5m eaves height to an apex of 11m and with two electric roller vehicle entry doors at each end of the building. Access is via a shared concrete yard, with potential for external storage subject to separate negotiation.

The property extends to a gross internal area of 3,124 sq.m (33,627 sq.ft), or thereby.

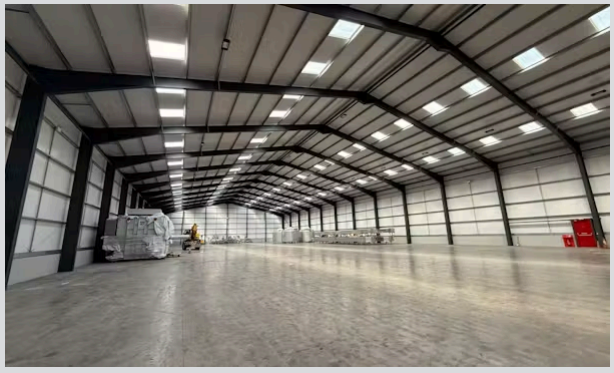
The property is available on a new Full Repairing and Insuring lease, at an asking rent of £180,000 per annum, excluding VAT.

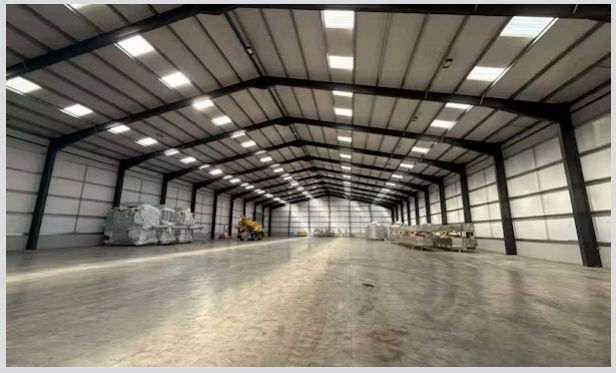
Each party to be responsible for their own legal costs incurred in formulating the lease documentation.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.











NON-DOMESTIC RATES

Rates Payable: £45,000 per sq ft
Rateable Value: n/a

VIEWING & FURTHER INFORMATION

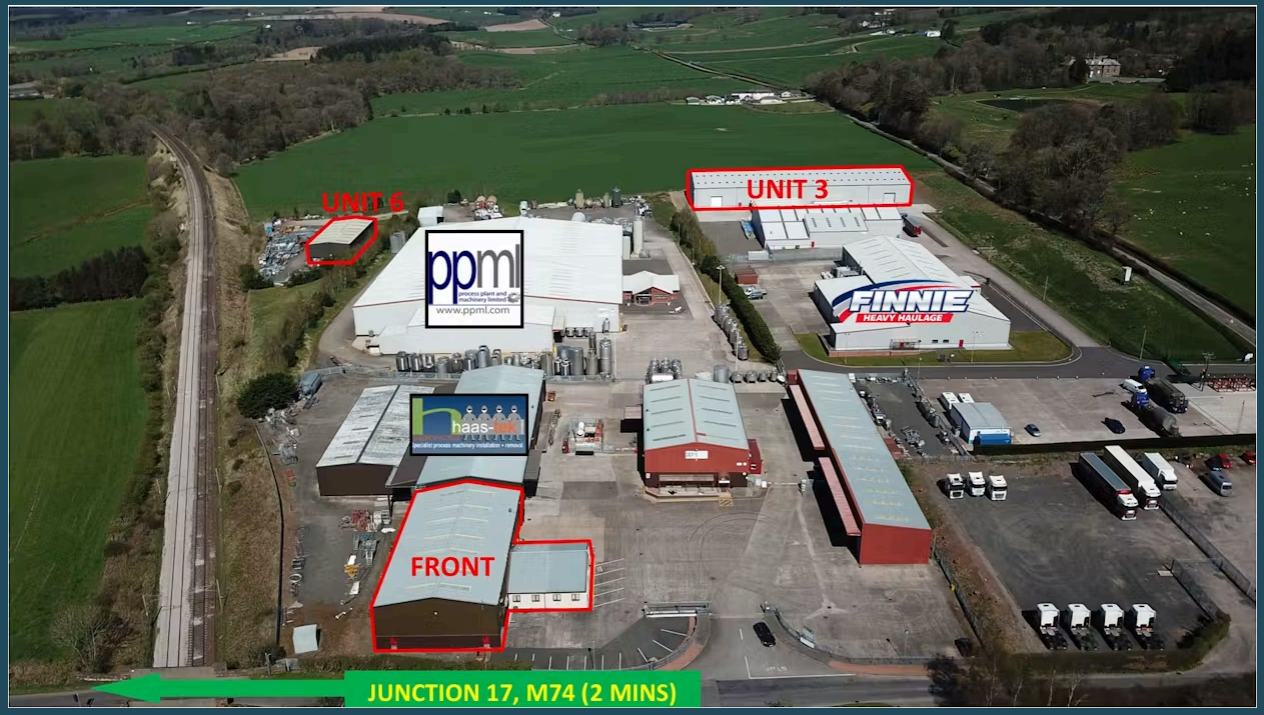
Strictly by contacting the sole agents.

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DM HALL

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Make an enquiry

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