

DISTRIBUTION WAREHOUSE WITH COLD STORE CAPABILITY

- > MODERN PURPOSE-BUILT UNIT
- > AUTOMATED RACKING SYSTEM
- > CAPACITY FOR OVER 900 PALLETS
- > SUITED TO AMBIENT, CHILLED OR FROZEN STORAGE
- > ADDITIONAL STORES AND EXTERNAL PLANT ROOM
- > SECURE CONCRETE PARKING AREA
- > GOOD ACCESS TO A75, A77 & CAIRNRYAN FERRY PORTS
- > SHORT TERM RENTAL / STORAGE SERVICES AVAILABLE

TO LET (MAY SELL)

HOLMPARK INDUSTRIAL ESTATE, NEWTON STEWART, DG8 6AW

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk



DESCRIPTION

The subjects were constructed around 2010 and comprise an attached, purpose-built distribution warehouse unit formed around an exposed steel frame. The unit is of a high bay design, with an approximate eaves height of 9.0m (30ft).

There is a small projection at the front of the property which consists of a loading bay and external store. At the rear of the property are additional external stores together with the plant room.

The unit is capable of maintaining a constant temperature for ambient, chilled and frozen produce.

An automated racking system has been installed which has capacity for over 900 pallets.

To the front of the unit is a secure, concrete surfaced parking area.



FLOOR AREAS

	m ²	ft ²
Warehouse	568.96	6,124
Loading Bay	18.66	201
Front Store	30.61	329
Rear Stores / Plant Room	102.47	1,103
TOTAL	720.70	7,757

The above areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

Newton Stewart is a large market town located in the Dumfries & Galloway Council area of south west Scotland. The town is set on the A75 trunk road at its junction with the A714.

The regional capital of Dumfries lies 48 miles to the east with Stranraer, the region's second largest town, around 25 miles to the west.

The A75 provides an important road link between the M74 / M6 and the Cairnryan ferry ports which are situated on the A77, around 28 miles to the west.

The A77 also provides a connection to Glasgow and Scotland's west coast.

The unit is located within Holmpark Industrial Estate, off New Galloway Road (B7079), which lies around half a mile from the A75.

RENT, LEASE TERMS & PRICE

Flexible long and short term lease options are available.

Serviced warehousing requirements will also be considered.

Purchase offers are invited.

SERVICES

Mains water, electricity and drainage.

RATING ASSESSMENT

The Rateable Value is to be re-assessed.

Rates relief may be available. Prospective tenants / purchasers are however advised to make their own rates enquires with Dumfries & Galloway Council.

PLANNING

We are verbally advised that the property is registered for Class 5 (General Industrial) and Class 6 (Storage & Distribution) use.

VALUE ADDED TAX

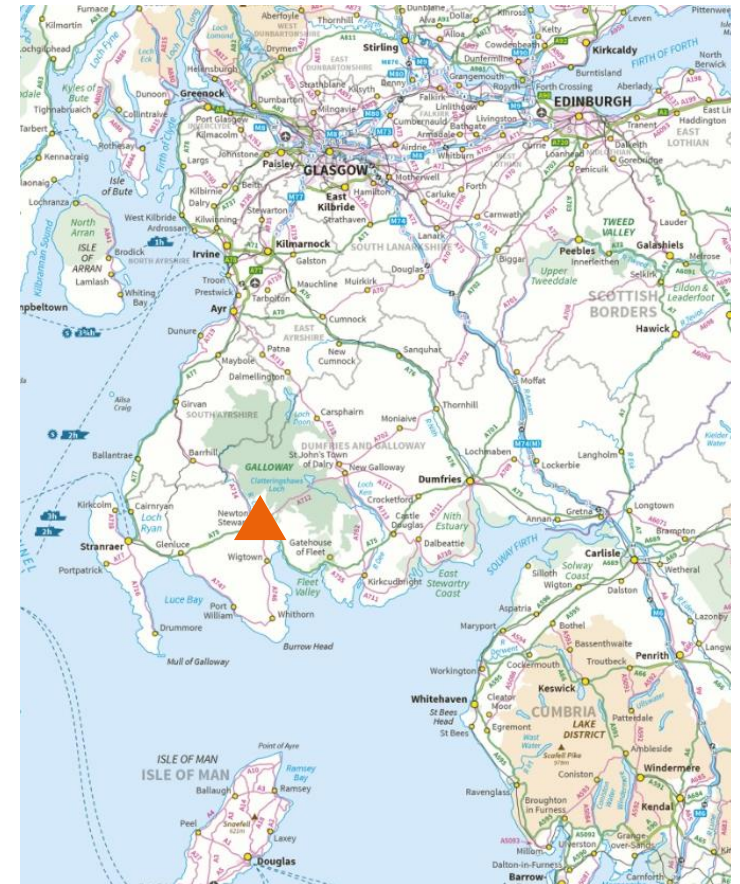
We are verbally advised that the property is VAT elected.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant / purchaser will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: C
A copy of the EPC is available on request.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | 01387 264333
Fraser Carson | f.carson@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: 06/06/2021**

www.shepherd.co.uk

