

Galbraith



FOR SALE

IRONGRAY ROAD, DUMFRIES, DG2 0HS

- MODERN HIGH QUALITY DISTRIBUTION / INDUSTRIAL PREMISES
- APPROXIMATE AREA OF 40,837sq.ft. (3,793.82M²)
- TOTAL SITE AREA OF 4.10 ACRES
- MINIMUM EAVES HEIGHT OF 6.40M RISING TO 8.80M AT THE APEX
- LOW SITE COVERAGE OF 23%
- OFFERS ARE SOUGHT IN EXCESS OF £1,600,000 FOR OUR CLIENT'S HERITABLE INTEREST

DISTRIBUTION / INDUSTRIAL PREMISES



DUMFRIES TOWN CENTRE



A76 GLASGOW ROAD

IRONGRAY ROAD

LOCATION

Dumfries is an attractive market town and the regional capital of South-West Scotland, situated approximately 75 miles south of Glasgow, 97 miles south-west of Edinburgh and 33 miles north of Carlisle.

The town lies at the junction of the A75, A76 and A701. The A701 and A75 provide direct access to the A74(M) at Junctions 22 and 15 respectively, which then provides access to the south via the M6 and onwards north towards Glasgow. The A75 continues in a westerly direction and provides the main access route to Stranraer, which is situated approximately 58 miles to the west. The A76 provides access in a northerly direction to Kilmarnock and Ayr.

Dumfries is connected to the West Coast UK Mainline and the West Scotland line, with daily connections to Carlisle, Glasgow and Kilmarnock. A train to Carlisle takes approximately 35 minutes, with Carlisle being connected to London in a fastest journey time of 3 hours and 20 minutes.

Glasgow/Prestwick Airport (PIK) is located 59 miles north-west of Dumfries and provides flights to destinations around the UK and wider Europe, with Ryanair now using the airport as a hub. Other nearby airports include Edinburgh (EDI), 97 miles north and Glasgow (GLA) which is 86 miles north-west of the town.



DESCRIPTION

The property comprises a modern detached industrial premises with associated car parking and monoblock yard area. The unit is of steel portal frame construction and profile metal cladding externally under a dual pitched metal roof.

Internally, the property benefits warehouse space with office and amenity accommodation. Vehicular access is provided by means of three level access doors and four dock level loading doors. The unit benefits from an eaves height of 6.40m rising to 8.80m at the apex.

Externally, the unit benefits from a parking area to the south west of the building as well as parking immediately to the front of the property. In addition, there is a monoblock yard immediately to the south-side of the unit as well as a hardstanding yard to the north-west elevation.

ACCOMMODATION

Area	sq. ft.	m ²
Warehouse	39,950	3,711.41
Office / Amenity	887	82.41
Total GIA	40,837	3,793.82

Approximate Site Area: 4.10 acres

Site Coverage of 23%



RATEABLE VALUE

The Scottish Assessors Website (www.saa.gov.uk) confirms that, within the Dumfries and Galloway Assessor, the subject property has a rateable value of £75,500.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

TENURE

Heritable (Scottish equivalent of English freehold).

VAT

We understand the property is elected for VAT and VAT will be payable of the price.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred.

ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

PRICE

Offers are sought in excess of **£1,600,000 (One Million Six Hundred Thousand Pounds)** exclusive of VAT for our client's Heritable Interest.

FURTHER INFORMATION

Parties are advised to note interest with the selling agents.

Viewings are by appointment only.

For additional information please contact:

Galbraith

Jamie Addison-Scott

07824 435 094

jamie.addison-scott@galbraithgroup.com

David Stevenson

07917 424 363

david.stevenson@galbraithgroup.com



Harvey Pearson

01384 374 888

hp@hexagoncommercial.co.uk

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.

Date of publication: March 2025