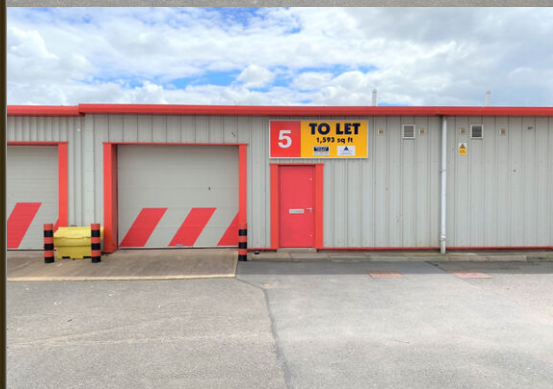




**TO LET**

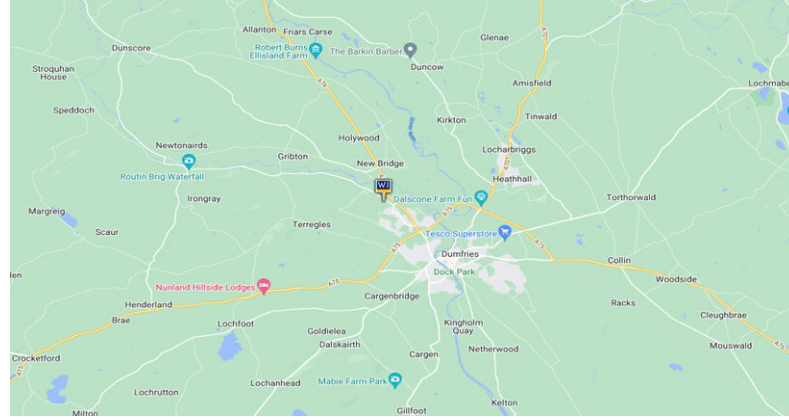
# LOCHSIDE COURT

**LOCHSIDE INDUSTRIAL ESTATE, IRONGRAY ROAD,  
DUMFRIES, DG2 0HS**



- **Modern High Quality Units**
- **Ample Car Parking and Circulation Space**
- **Set Within Landscaped Surroundings**
- **Full Height Delivery Access Doors**
- **Excellent Transport Links**
- **Established Commercial Area**

**INDUSTRIAL / TRADE COUNTER UNITS**  
**1,590 - 4,874 sq ft (147.72 - 452.81 sq m)**



## TRAVEL DISTANCE

Location	Miles	Mins	Type
A74(M) Junction 18	15.5	28	Car
Carlisle	38.8	56	Car
Glasgow	78	1hr 29 min	Car
Edinburgh	75.2	2hr 11 min	Car

Source: theAA.com

# LOCHSIDE COURT

LOCHSIDE INDUSTRIAL ESTATE, IRONGRAY ROAD, DUMFRIES



## DESCRIPTION

Lochside Court comprises of 8 self-contained, modern industrial and trade counter terraced units. Unit 2 measures, 4,874 sq ft, whilst unit 5 and 6 measure 1,593 and 1,590 sq ft respectively.

The properties are of steel portal frame construction with profile sheet metal cladding. The pitched roofs are also covered by profile sheet metal cladding, whilst the northern terrace has the benefit of additional incorporated translucent roof lights. Vehicle and delivery access is provided by way of electronic doors, whilst internally the units have painted concrete floors and provide warehouse, office and staff accommodation to varying ratios within each unit.

## SPECIFICATION

- Full height delivery access doors
- Landscaped surroundings
- Car parking and circulation space

## EPC

The EPC ratings for the available units range from D - 51. A copy of the Certificates and Recommendations Reports are available upon request.

## TERMS

There are a range of flexible leasing options available, which can be discussed with the joint letting agents.

**Whittle Jones - Suite 5A, Earls Court, Earls Gate Business Park, Grangemouth FK3 8ZE**

## LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway and is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the A74(M) motorway at Lockerbie, which is some 12 miles distant.

The subjects are located within Lochside Industrial Estate which lies on the southern side of Irongray Road, adjacent to the A76. The A75 bypass lies around 1.0 mile from the industrial estate, via the A76, whilst Dumfries town centre is situated approximately 2.0 miles to the south east.

## VIEWING / FURTHER INFO

To arrange a viewing, or to obtain further information, please contact either of the letting agents.



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