

HIGH QUALITY OFFICE BUILDINGS
TO LET

205.5 - 935.53 SQ M
(2,212 - 44,302 SQ FT)

Dumfries Gateway Business Park

Annan Road | Dumfries | DG1 3JA

Indicative Image



Indicative Image

Dumfries Gateway Business Park

Dumfries Gateway Business Park will comprise a purpose built office development positioned in an enviable location with excellent links to the town centre and the nearby A75 Dumfries bypass. The development offers new high specification offices arranged in a popular courtyard design, providing a practical and attractive working environment with convenient on-site designated car parking.

Location

With a population of 32,000 and a wider catchment of 148,000, Dumfries is the administrative centre in South West Scotland.

Dumfries is located on the A76 and the A701 which links the M74 with the national motorway network. Rail services are available to Glasgow Carlisle and Newcastle and a number of regional towns. The Annan Road is one of the main thoroughfares into the town and as a result offers a frequent bus service. Glasgow Preswick Airport is the closest airport with regular ferry crossings available to Ireland from Stranraer and Cairnryan.

Dumfries Gateway Business Park is located on the A780 Annan Road close to the A75. A range of amenities can be found close by including the Premier Travel Inn and Travelodge. The location is also equidistant from the Cuckoo Retail Park.



Indicative Image



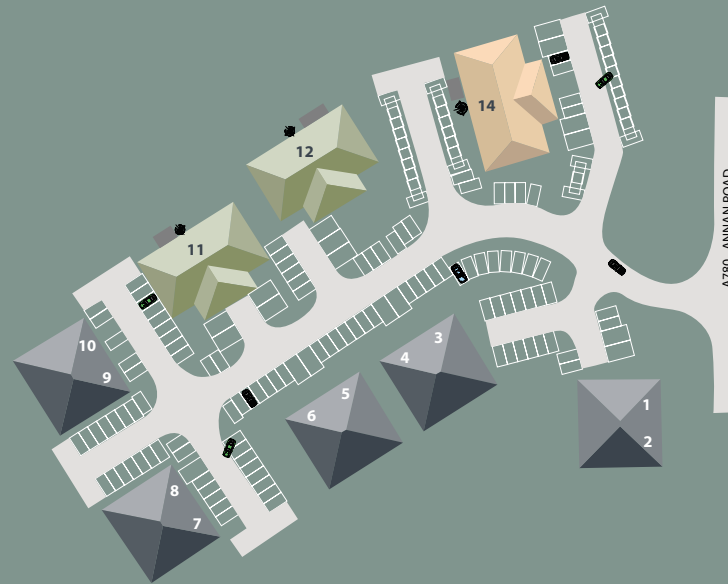
Indicative Image

General Specification

The development will provide a range of high quality offices ranging from 205.5 sq m (2,212 sq ft) to 927.4 sq m (9,982 sq ft) suitable for a broad spectrum of companies. The offices will be constructed in a courtyard formation with a high degree of landscaping, mono block roads and designated car parking.

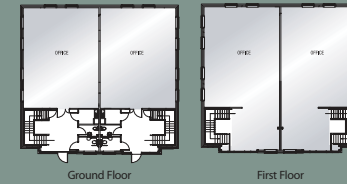
The units are designated to meet the needs of the modern business occupier and afford the following specification:

- Open Plan
- Suspended ceilings
- Recessed lighting
- Comfort Cooling
- Full-access raised floors
- Double glazing
- High quality finishes
- Disabled WC and WC facilities
- Fully carpeted office and tiled lobbies
- Lift access to all except G2K units
- Car parking ratio 1:275 sq ft



Accommodation Schedule

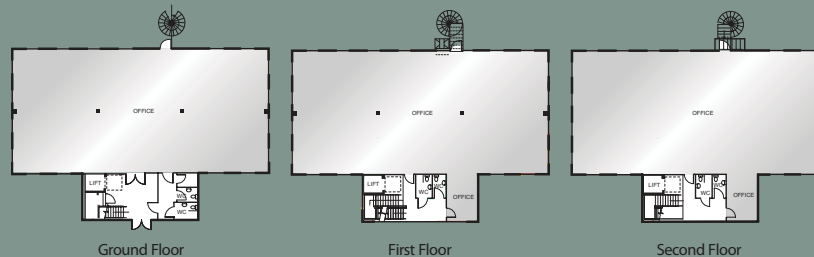
Building	Building Type	Floor Area sq m	sq ft
Unit 1	G2K	205.5	2,212
Unit 2	G2K	205.5	2,212
Unit 3	G2K	205.5	2,212
Unit 4	G2K	205.5	2,212
Unit 5	G2K	205.5	2,212
Unit 6	G2K	205.5	2,212
Unit 7	G2K	205.5	2,212
Unit 8	G2K	205.5	2,212
Unit 9	G2K	205.5	2,212
Unit 10	G2K	205.5	2,212
Unit 11	G6K	566.70	6,100
Unit 12	G6K	566.70	6,100
Unit 14	G10K	927.4	9,982



FLOOR	SQ M	SQ FT
First	101.1	1,185
Ground	95.4	1,027
TOTAL	205.5	2,212



FLOOR	SQ M	SQ FT
First	289.76	3,119
Ground	276.96	2,981
TOTAL	6,100	566.71



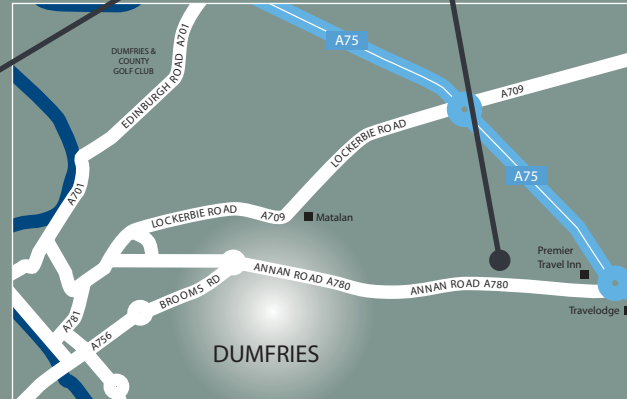
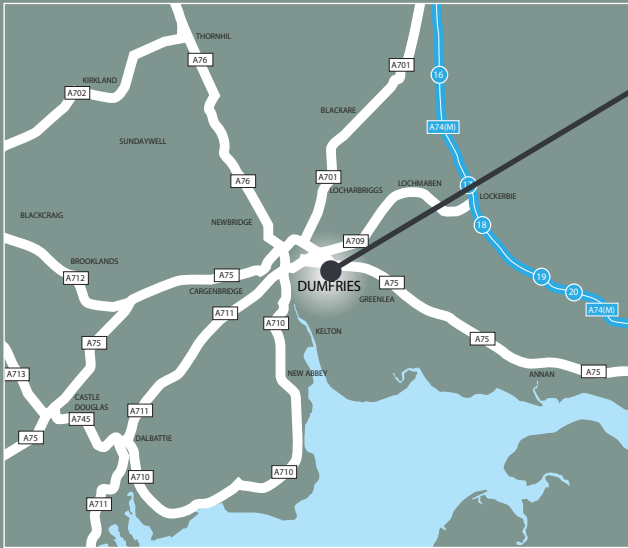
FLOOR	SQ M	SQ FT
Second	313.3	3,372
First	313.1	3,370
Ground	301	3,240
TOTAL	927.4	9,982

Dumfries Gateway Business Park

Annan Road | Dumfries | SAT NAV

Drive Distances

Destination	Distance
Carlisle	30 miles
Glasgow	76 miles
Edinburgh	80 miles



Legal Costs

Each Party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of, but will be liable to, VAT.

Further Information and Viewing

For further information or an appointment to view the premises please contact Gladman Developments or their appointed agents.

www.gladman.co.uk

DISCLAIMER: Gladman, Edwin Thompson and GVA Grimley on their own behalf and on behalf of proposing vendors or lessors give notice that: (i) these particulars are set for the general guidance of intended purchasers, lessees and/or any other person and do not constitute, nor constitute part of, an offer or contract nor are they guaranteed; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith but are approximate and are given without liability and any intended purchasers, lessees and/or any other person should not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy; (iii) all interior and exterior unit photographs may be of other Gladman developments and are for illustrative purposes only; (iv) no partner and no person employed by Edwin Thompson and GVA Grimley has an authority to make any representation or give any warranty in relation to this property; (v) any prices or rents quoted in these particulars are exclusive of VAT; and (vi) nothing herein is intended to apply or limit any liability that cannot be excluded or limited by any applicable law. June 2009.

0131 225 7137

GVA Grimley

Quayside House, 127 Pountney Bridge, Edinburgh E13 9QG
www.gvagrimley.co.uk

SHEPHERD
 Commercial
 01387 264 333

GLADMAN
 01506 424920
www.gladman.co.uk

toby.withall@gvagrimley.co.uk

Craig.mcknight@shepherd.co.uk