

G · A · P

Galloway & Ayrshire Properties



www.gapinthemarket.com

**INDUSTRIAL UNITS FOR LEASE
HOLMPARK INDUSTRIAL ESTATE
MINNIGAFF, NEWTON STEWART DG8 6AW**



**Commercial Units now available for let,
suitable for small industry, storage, workshop.**

Unit 1 3600 ²ft - LET AGREED

Unit 2 - 3225 ²ft

Unit 3 - 1920 ²ft

Unit 4 - 1760 ²ft

Unit 5 - 300 ²ft

Unit 6 - 2180 ²ft

LEASE TERMS TO BE AGREED

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.

WELL ESTABLISHED INDUSTRIAL ESTATE WITH GOOD ACCESS TO THE A75 TRUNK ROAD

SIX MODERN UNITS FROM 300²FT TO 3600²FT

LARGE SECURE YARD AND PARKING

FLEXIBLE LEASES ON LONG OR SHORT TERM CAN BE NEGOTIATED

IDEAL FOR VARIOUS SMALL INDUSTRY, WORKSHOPS

MOST UNITS WILL HAVE DEDICATED WASHROOM AND KITCHEN FACILITIES. ENQUIRE FOR FURTHER DETAILS

OFFICE SUITE ALSO AVAILABLE

SERVICES

Mains water, drainage and electricity.

RATES

RV will require to be assessed on each unit however there may be potential for 100% relief under the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATES

Pending

LOCATION AND ACCESS

Very close to A75 Euro-route from Stranraer with links to the M74 and M6 motorways

VIEWING ARRANGEMENTS

Through the joint letting agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

RENT AND LEASE TERMS

On application to the letting agents.

REFRIGERATED DISTRIBUTION WAREHOUSE—available by separate negotiation.





Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches. Terms and conditions apply. **Disclaimer: Misrepresentation Act 1967**
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