

G · A · P

Galloway & Ayrshire Properties



www.gapinthemarket.com

**DISTRIBUTION WAREHOUSE & LOADING BAY
HOLMPARK INDUSTRIAL ESTATE
NEWTON STEWART DG8 6AW**



**Substantial distribution warehouse with good access to A75 trunk Road to
A74 and M6, Cairnryan Ferry Port and A77
Fitted with an automated racking system for up to 900 pallets
Capability for ambient, chilled and frozen storage
Loading bay, office and secure parking**

**AVAILABLE NOW FOR LEASE (MAY SELL)
FLEXIBLE 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.



PLANNING

It is understood that the property is currently registered for Class 5 (general industrial) and Class 6 (Storage and Distribution) use

RATEABLE VALUE

To be reassessed but it is understood that rates relief may be available to a suitable applicant

LEASE TERMS

Flexible terms of lease to be negotiated

PRICE

Offers are currently invited for this unit

EPC

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SERVICES

Mains water, drainage and electricity