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ON THE
INSTRUCTIONS OF



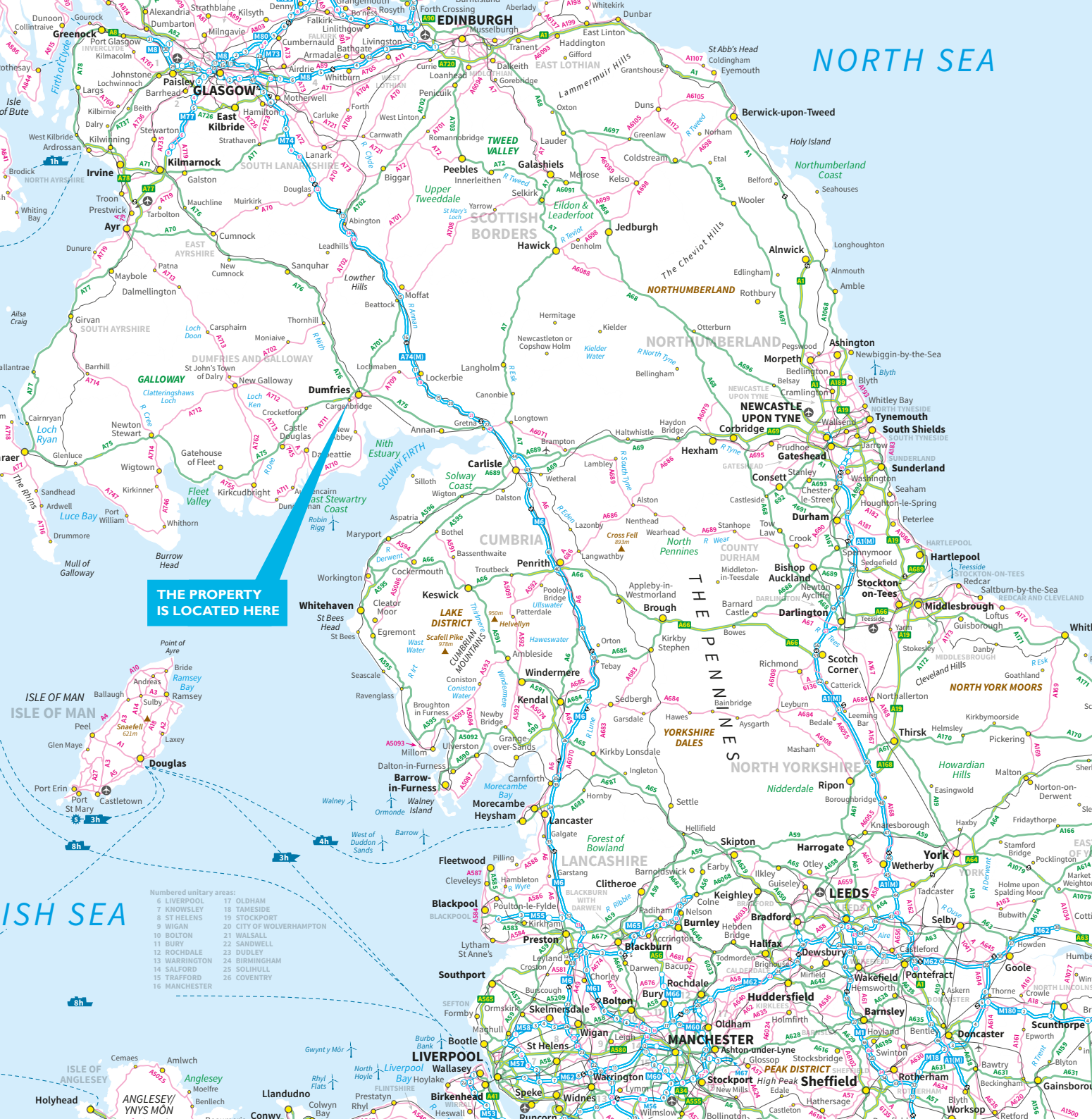
TO A75 & DUMFRIES



DuPont Teijin Films

FOR SALE **INDUSTRIAL DEVELOPMENT PLOT**

PLOT D • CARGENBRIDGE BUSINESS PARK • DUMFRIES • DG2 8LT



THE PROPERTY IS LOCATED HERE

- Located on the south western edge of Dumfries
- Close to the A75 and a 40-minute drive to the M74/M6 junction
- Fully serviced, industrial development land
- Total area 0.71 hectares (1.75 acres)
- Offers over £100,000 excluding VAT are invited

LOCATION

Cargenbridge Business Park is located a short distance south of the Garroch Roundabout on the A75, around 2 miles southwest of Dumfries, adjacent to the Dupont Teijin Films complex and the Dumfries and Galloway Royal Infirmary.

The nearby A75 road route offers the following distances and drive times:

LOCATIONS	DISTANCE	DRIVE TIME
Dumfries (via A75)	2 miles	7 mins
M74/M6 (Gretna)	27 miles	36 mins
Carlisle (via A75/M6)	38 miles	54 mins
Cairnryan (via A75)	74 miles	1hr 32 mins
Glasgow (via M74)	79 miles	1hr 32 mins
Manchester (via M6)	156 miles	2hr 55 mins

Dumfries is the administrative capital of the Dumfries and Galloway region in south west Scotland and has a population of around 32,000 persons, with a regional catchment of round 150,000 persons.

DESCRIPTION

Plot D is located on the eastern side of the access road within the Cargenbridge Business Park and is a broadly level, irregular shaped area of ground with tree lined boundary to its east.

Further information on services and ground conditions is available from the selling agents.

The plot is allocated for business and industrial uses in the Dumfries and Galloway Local Plan.

AREAS

Plot D extends to a gross area of 0.71 hectares (1.75 acres) and a net developable area of 0.39 hectares (0.96 acres), or thereby.

PRICE

Offers over £100,000 are invited for the site on the basis of an initial grassum payment and a 125 year ground lease, which will convert to ownership upon completion of works.

A closing date may be set in due course. All interests should be lodged with the selling agents for updates. Please note that offers are subject to South of Scotland Enterprise board approval.

Prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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