

TO LET  
INDUSTRIAL

 **GRAHAM  
SIBBALD**



Unit 5 Holmpark Industrial Estate,  
Minnigaff, Newton Stewart, DG8  
6AW

- Modern open plan warehouse
- 7.66m maximum eaves height
- Substantial enclosed secure yard

## LOCATION

Newton Stewart is situated approximately 48 miles west of Dumfries connected by the A75 trunk road. The subject property is prominently situated within the settlement of Minnigaff sitting off the B7079 New Galloway Road and forms part of Holmpark Industrial Estate.

This is an established industrial location comprising a variety of detached, semi-detached and industrial trade counter properties, with associated yard space.

The industrial estate hosts a number of local, regional and national occupiers such as Galloway Heathers Plant Garden Centre, Galloway Seafoods Limited and other local occupiers. Access to this location is predominantly by vehicle, however local bus services operate within the wider area.



## DESCRIPTION

The building comprises a stand-alone, single storey industrial building of steel portal frame construction clad in profiled panelling, with a pitched roof on a relatively, regular-shaped site. The site is bound by secure metal palisade fencing and metal security gates at the entrance, which can accommodate entry by commercial vehicles.

The accommodation also includes a dedicated enclosed secure yard area to the front and side of together with compact office/staff space to the front lower section of the property. There is a substantial yard area, for pallet storage etc to the front of the property which is tarmac-surfaced and access to the unit is via an electrically operated roller shutter on the front elevation. Rainwater goods comprise of uPVC gutters and downpipes which have been externally mounted.

Internally, the accommodation has solid concrete floors throughout with lighting provided by fluorescent strip units. The walls and ceiling are also profile sheeted with the predominant current use for this property appearing to be for racking and storage, with no showroom space present. There is access to a staff area which is sparsely decorated via a pedestrian entrance door, also on the front elevation to the right of the main roller shutter.

## ACCOMMODATION

Ground	498.53 Sq M	5,366 Sq Ft
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### **RATEABLE VALUE**

The current rateable value is £17,600.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

### **VAT**

The rental is quoted exclusive of VAT. VAT is currently payable upon the rent and any other charges.

### **ENERGY PERFORMANCE CERTIFICATE**

Certificate available upon request.

### **QUOTING RENT**

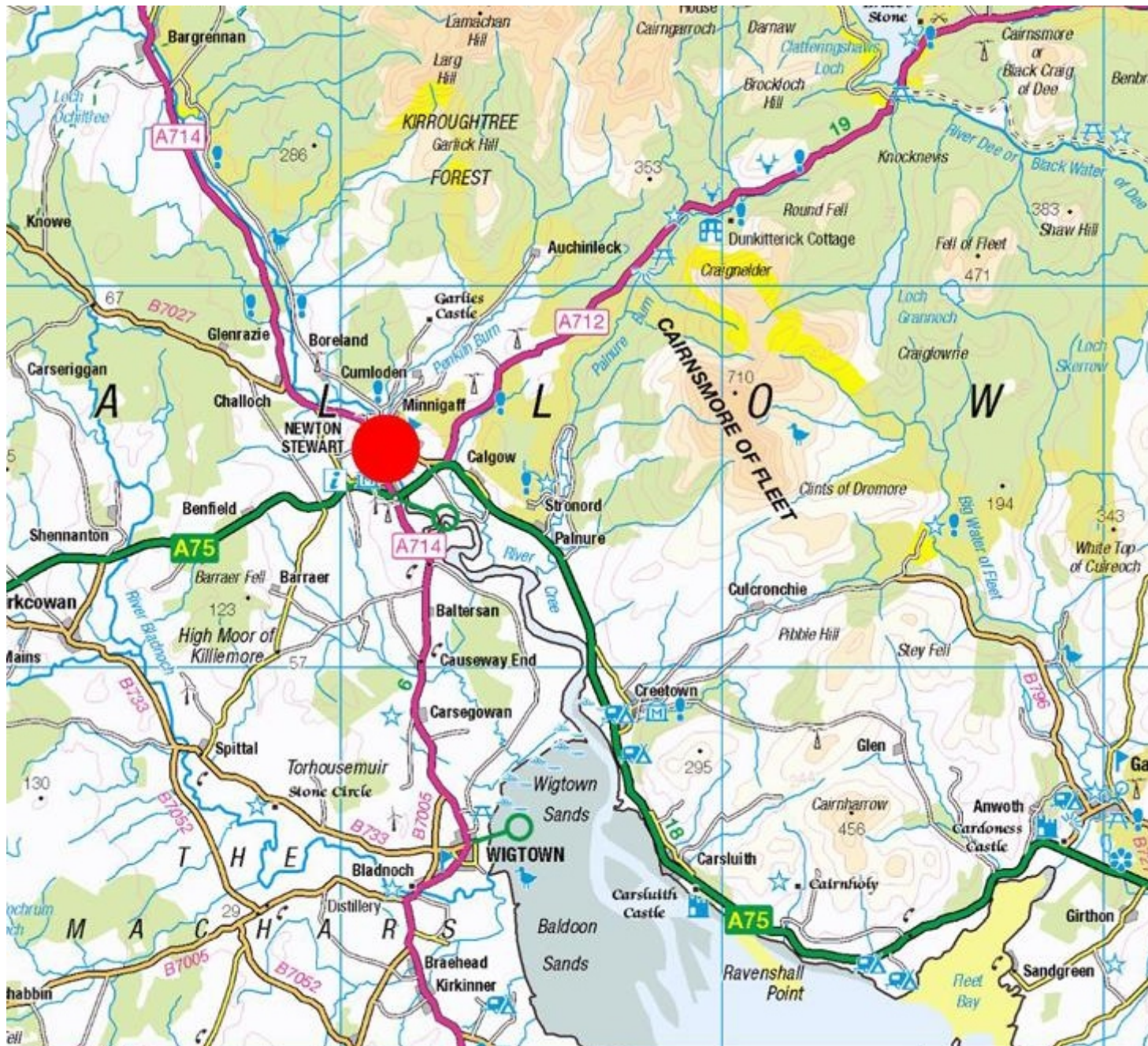
£30,000 Per Annum

### **TENURE**

The premises are offered on Full Repairing and Insuring terms.

### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



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#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.