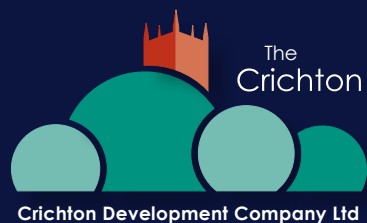


hestan house



CRICHTON BUSINESS PARK, DUMFRIES

Office Accommodation Available Summer 2008



LOCHAY
PROPERTIES

hestan house

location

Dumfries is the regional centre of South West Scotland with Dumfries & Galloway Council, Regional NHS Hospital, DuPont and Visit Scotland all based here. Dumfries offers quality of life, excellent schools and affordable house prices.

The town has a population of approximately 37,500 people and a catchment of almost 150,000.

Located 75 miles south of Glasgow and 33 miles north of Carlisle with excellent links to the M74 motorway linking Scotland to England.

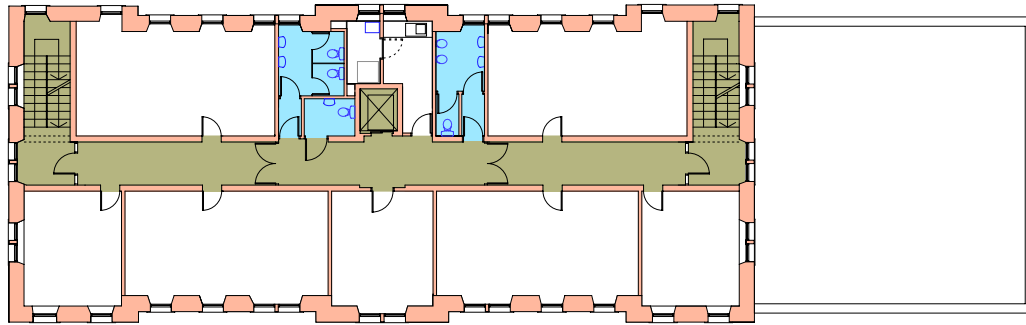
The Crichton Business Park is located one mile south of Dumfries Town Centre having access from both Bankend Road and Glencaple Road.

There is a regular bus service connecting the Park to the Town Centre.

description

The Crichton, a former NHS hospital estate, has, through an ambitious multi-award winning regeneration project, been transformed over the last ten years into a Business Park and University Campus, with a major conference and events venue and a new 71 bedroom hotel opened in September 2006.





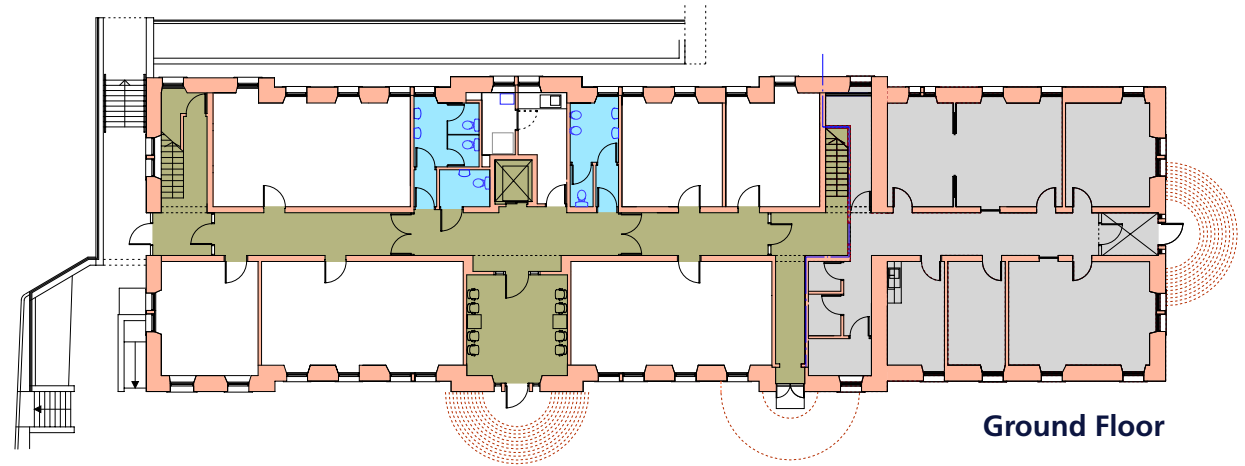
First and Second Floors

Floor Areas		
Ground Floor	2,045 sq ft	190.0 sq m
First Floor	2,502 sq ft	232.4 sq m
Second Floor	2,502 sq ft	232.4 sq m
Total	7,049 sq ft	654.8 sq m

accommodation

The subjects will comprise a three-storey office pavilion arranged over ground, first and second floors. The specification of the building will include:

- Cellular Office Space
- Suspended ceilings with CAT2 lighting on upper floors
- 6 person passenger lift
- Gas fired central heating
- Floor/perimeter trunking
- Secure entry system
- Male, female and disabled toilets on each floor
- Tea preparation facilities on each floor
- Generous car parking provision



Ground Floor

.... all set in 100 acres of outstanding parkland



lease terms

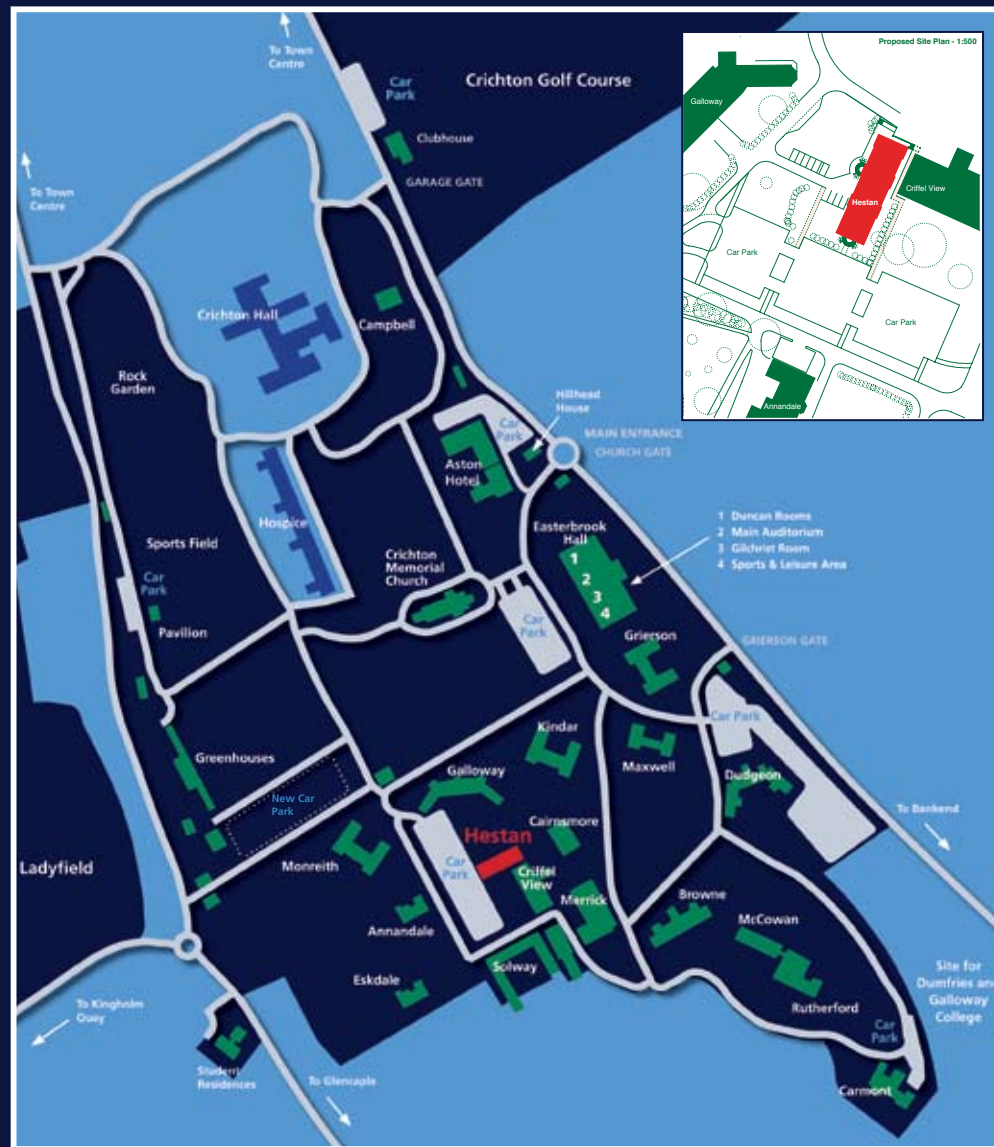
Terms are available on application

legal costs

Each party will be responsible for their own legal costs and expenses.

VAT

All prices, rents etc are quoted exclusive of VAT



VIEWING & FURTHER INFORMATION

For further information, or to arrange a viewing please contact:-

Reith Lambert

24 Blythswood Square
GLASGOW G2 4BG

Tel: 0141 221 7575

Danny Keevins

dk@reithlambert.co.uk



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