

# TO LET

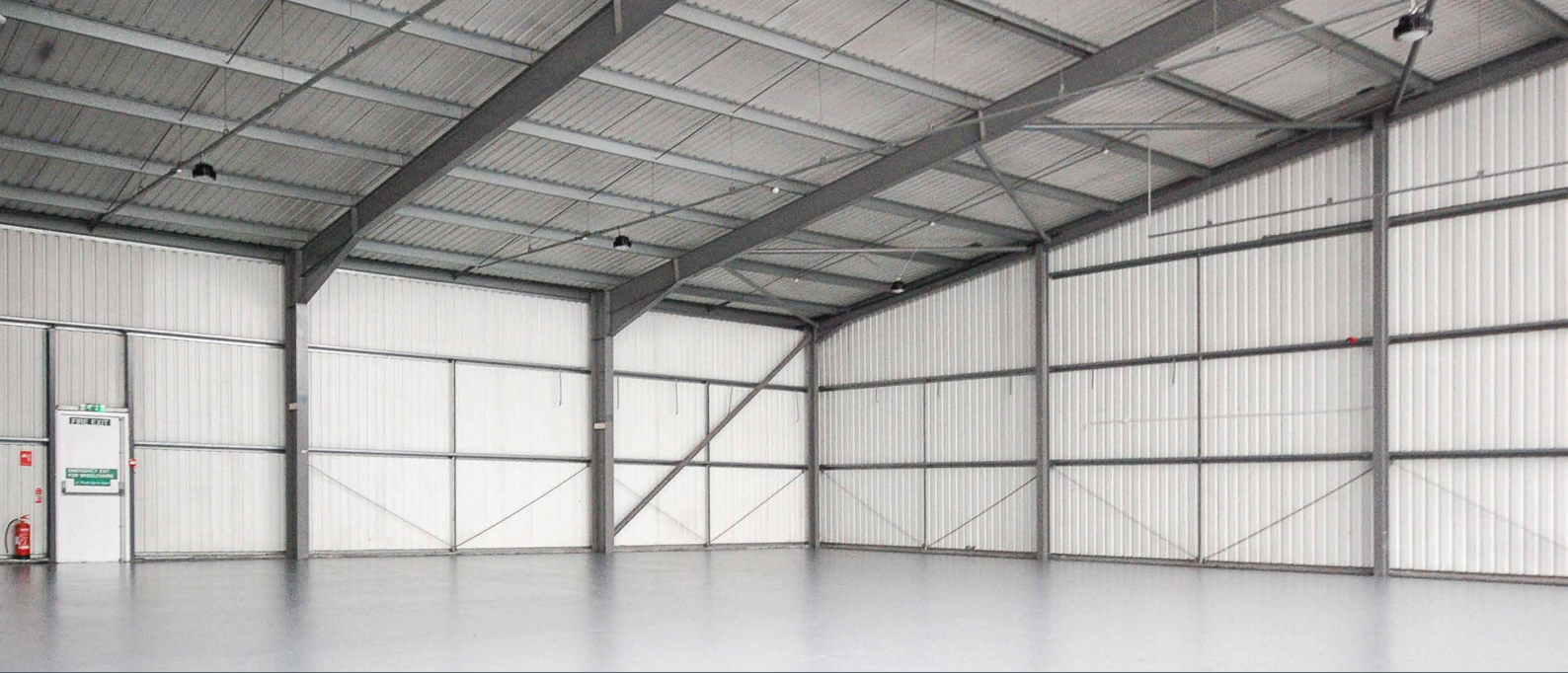
## BLOCK 12 UNIT 5

TWEEDBANK INDUSTRIAL ESTATE  
GALASHIELS TD1 3RS  
QUALITY INDUSTRIAL UNIT

**Size:** 465 sq m (5,009 sq ft)

**Entry:** By agreement

**NOW REFURBISHED**



## LOCATION

The new Tweedbank Railway Station is now well established and is within easy walking distance from the property. The Borders Railway link provides direct access from Tweedbank Industrial Estate to Edinburgh's Waverley Station in 55 minutes.

Galashiels is the largest town in the Scottish Borders and is known for its commercial centre and traditionally for textile manufacturing and it is now also home to Heriot Watt University School of Textiles & Design and the town is generally well situated in the Borders to service Melrose (4.5 miles), Hawick (18 miles), Peebles (19 miles) and Kelso (17 miles).

Tweedbank Industrial Estate is situated on the south side of Galashiels town centre, adjacent to Tweedbank Drive and the A6091. Occupiers on the estate include Plumbstore, Bathroom Planet, Scottish Borders Council, Magnet, Edmundson Electrical, Southern Accident Repair Centre, Adam Purves Mitsubishi and most recently Borders College.

Edinburgh is accessed by the A7 and A68 and is approximately 35 miles to the north.

The subject property is situated in the heart of the estate opposite Tempest Brewco.

## DESCRIPTION

The property comprises a terraced industrial unit which has just been refurbished and is now ready for occupation.

The property is arranged to provide mainly production/storage space with a single pedestrian door and separate roller shutter vehicle entrance door. The units have 3 phase electrical supply and a toilet.

There is ample car parking and yardage to the front of the building.

The door size is 3.58m by 4m and the eaves height 4.83m rising to a ridge height of 7.39m.

Detailed plans of this unit are available by visiting [www.tweedbankindustrialestate.co.uk](http://www.tweedbankindustrialestate.co.uk)

## ACCOMMODATION

We estimate the gross internal area of this unit to be as follows 465 sq m (5,009 sq ft).

## TERMS

The property is available to lease for a period of time to be agreed. For further information on the terms required please contact the letting agents.



## RATEABLE VALUE

This unit is currently being separately assessed. For an indication of the likely rateable value please contact the marketing agents noted below.

## SERVICE CHARGE

The occupier will be responsible for a fair proportion of the service charge levied for landscaping, seasonal gritting, security patrols, road maintenance and estate management. The service charge is estimated to be 0.40p per sqft for this year.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VIEWING AND FURTHER INFORMATION

By contacting:

**Ryden**, 7 Exchange Crescent, Conference Square,  
Edinburgh, EH3 8AN  
Tel: 0131 225 6612

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