



TWEEDBANK
INDUSTRIAL
ESTATE

www.tweedbankindustrialestate.co.uk

TO LET

BLOCK 1

TWEEDBANK INDUSTRIAL ESTATE
GALASHIELS TD1 3RS
QUALITY INDUSTRIAL UNIT

Size: 1376.6 sqm (14,817 sqft)

Entry: Available now



NOW REFURBISHED

Galbraith
0131 240 6960

Ryden.co.uk
0131 225 6612



**TWEEDBANK
TRAIN STATION**

< GALASHIELS

MELROSE >



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).

More precisely, 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 prominently situated within the estate and opposite Adam Purves Mitsubishi and Borders College.

DESCRIPTION

This property has just been refurbished and comprises a traditional steel portal frame industrial premises with office accommodation to the front and yardage and car parking on both sides of the building.

Internally the property is arranged to provide mainly industrial or storage accommodation, although as said above, there is office accommodation fronting on to the main road which also incorporates locker rooms, toilet facilities and a reception.

The building benefits from vehicle access doors at either end allowing a goods in and goods out facility. There is also ample car parking, yardage and land for future expansion purposes.

Detailed plans of this unit are available and by visiting www.tweedbankindustrialestate.co.uk

ACCOMMODATION

We estimate the Gross Internal Area of this unit to be as follows:

1376.6 sq m (14,817 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

We have been advised by the Local Assessors Department that the Rateable Value of this unit is as follows:

RV: £46,600

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 40p per sq ft for this year.

ENERGY PERFORMANCE CERTIFICATE

To be provided on request.

VIEWING AND FURTHER INFORMATION

By contacting:

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