

TO LET

BLOCK 11 UNITS 4 & 5

TWEEDBANK INDUSTRIAL ESTATE
GALASHIELS TD1 3RS
INDUSTRIAL PREMISES

Size: 400 sqm (4,308 sqft)

Entry: By agreement

New owner about to embark on significant estate and unit upgrade program

Preliminary Information



CKD Galbraith
0131 240 6960

www.ckdgalbraith.co.uk

Ryden.co.uk
0131 225 6612



LOCATION

Galashiels is the largest town in the Scottish Borders and is known for its commercial centre and traditionally for textile manufacturing. It is now also home to Heriot-Watt University School of Textiles and 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 of the estate include Plumbstore, Bathroom Planet, Scottish Borders Council, Edmundson Electrical, Southern Accident Repair Centre, Adam Purves Mitsubishi and Magnet.

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

The new Tweedbank Railway Station has just opened and is the most southern station of the new Borders Railway which provides a direct link to Edinburgh Waverley in 55 minutes.

This accommodation is situated on the south-west side of Tweedbank Industrial Estate. The new Tweedbank Railway Station is within easy walking distance.

For a plan showing the location of this estate and this unit please see our website www.tweedbankindustrialestate.co.uk.

DESCRIPTION

This is an end of terrace industrial unit of steel frame construction with insulated wall and roof cladding.

Internally there is a good level of natural light and a 3-phase electricity supply.

Staff and visitor car parking is to the front and there is also a goods loading door with ample room externally for loading purposes.

The new owners of this property are about to embark on a significant estate and vacant unit upgrade program. For full details on the work to be undertaken please contact the agents noted below.

For plans of this unit please visit www.tweedbankindustrialestate.co.uk.

ACCOMMODATION

The gross internal area of the accommodation is as follows:
400 sqm (4,308 sqft)

TERMS

This property is available to lease for a period of time to be agreed. Further information can be obtained by contacting the agents.

RATEABLE VALUE

We have been advised that the rateable value of the unit is as follows:

RV: £20,700

The current rate poundage is 48p which means the rates payable for the year is £9,936.

SERVICE CHARGE

The occupier will be responsible for a fair proportion of the estate charge levied for landscaping, seasonal gritting, security patrols and road maintenance. The service charge is estimated to be £0.40psf.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VIEWING AND FURTHER INFORMATION

By contacting:

Ryden, 46 Castle Street, Edinburgh EH2 3BN
Tel: 0131 225 6612

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Cameron Whyte – cameron.whyte@ryden.co.uk

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