

TO LET

BLOCK 4 UNIT 1

TWEEDBANK INDUSTRIAL ESTATE
GALASHIELS TD1 3RS
INDUSTRIAL/STORAGE PREMISES

Size: 896 sqm (9,640 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 unit is situated towards the centre of Tweedbank Industrial Estate and is within easy walking distance from the new Tweedbank Railway Station.

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

DESCRIPTION

The property is of steel portal framed construction with insulated wall and roof cladding with brick elevations to low level. It is adjoined at the back by another unit of the same size (Block 4 Unit 2). The units could therefore be joined to provide a single unit of 1,810 sqm (19,488 sqft).

Internally the property is arranged to provide mainly industrial/storage accommodation. The roof covering is inset with translucent panels providing a good level of natural light. Loading access is provided by a yard to the front of the property and a roller shutter door.

Generous office accommodation is provided along the north elevation with male and female toilets and a canteen/kitchenette.

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

ACCOMMODATION

The gross internal area of the accommodation is:

Size: 896 sqm (9,640 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 by the local Assessor's department that the rateable value of the unit is as follows:

RV: £41,500

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

Neil McAllister – neil.mcallister@ryden.co.uk
Cameron Whyte – cameron.whyte@ryden.co.uk

CKD Galbraith, 59 George St, Edinburgh EH2 2JG
Tel: 0131 240 6960

Katie Gibson – katie.gibson@ckdgalbraith.co.uk

The Agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. November 2015.

