

TO LET

BLOCK 4 UNIT 2

TWEEDBANK INDUSTRIAL ESTATE
GALASHIELS TD1 3RS
INDUSTRIAL/STORAGE PREMISES
WITH CAR PARKING AND YARDAGE
TO THE FRONT

Size: 914 sqm (9,848 sqft) – could be combined with the adjoining unit to provide 1,828 sqm (19,696 sqft)

Entry: By agreement

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

Preliminary Information





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 property 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 comprises a good quality industrial unit of steel frame construction with insulated wall and roof cladding. Please note that the new owners of this property are about to undertake a significant estate and vacant unit upgrade program and for full details on the upgrading works to be undertaken to this unit please contact the agents noted below.

The main pedestrian and staff access is to the side of the unit with a further access and goods vehicle door to the front. There is ample car parking and loading space in the tarmacaded yard area.

Internally the property is arranged to provide mainly production/storage space. There is also a good amount of office accommodation to the side of the building. 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.

This unit adjoins a further premises of approximately the same size (Block 4 Unit 1) and could therefore be joined to provide a single unit of 1,810 sqm (19,488 sqft).

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

ACCOMMODATION

We estimate the gross internal area of the accommodation to be as follows:

Size: 914 sqm (9,848 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 for this property is as follows:

RV: £42,500

The rate poundage is 49.3 pence which makes the rates payable £20,952.50 for the year.

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.

