

# TO LET

## BLOCK 5 UNIT 1

TWEEDBANK INDUSTRIAL ESTATE  
GALASHIELS TD1 3RS  
SELF-CONTAINED INDUSTRIAL UNIT  
WITH AMPLE CAR PARKING AND  
YARDAGE

**Size:** 537 sqm (5,777 sqft) – could be combined with the adjoining unit to provide 1,068 sqm (11,496 sqft)

**Entry:** Immediate

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



**CKD Galbraith**  
0131 240 6960

[www.ckdgalbraith.co.uk](http://www.ckdgalbraith.co.uk)

**Ryden.co.uk**  
0131 225 6612



Photo of both Block 5 Units 1 & 2

## 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 in the south east corner of the estate.

For a plan showing the location of this estate and this unit please see our website [www.tweedbankindustrialestate.co.uk](http://www.tweedbankindustrialestate.co.uk).

## DESCRIPTION

The property comprises a steel frame traditional industrial unit with storage/production space to the rear and office accommodation to the front. There are 2 full height steel roller shutter doors servicing the left side of the unit. There is also plenty of car parking and room for HGV circulation space.

The new owners of the estate are about to embark on a significant and upgrade program to the vacant units. For a full summary of the works to be undertaken to this building please contact the agents noted below.

For plans of this unit please visit [www.tweedbankindustrialestate.co.uk](http://www.tweedbankindustrialestate.co.uk).

## ACCOMMODATION

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

537 sqm (5,777 sqft)

This unit can be combined with the adjoining unit to provide 1,068 sqm (11,496 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: £23,100

The current rate poundage is 48 pence which means the rates payable is £11,088 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](mailto:neil.mcallister@ryden.co.uk)  
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