



**TWEEDBANK**

INDUSTRIAL  
ESTATE

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



**Real Estate**

AN M7 INVESTMENT GROUP COMPANY

# TO LET

## BLOCK 12 UNITS 1-2

TWEEDBANK INDUSTRIAL ESTATE  
GALASHIELS TD1 3RS  
QUALITY INDUSTRIAL UNIT

**Size:** 234 - 469 sq m (2,522 - 5,044 sq ft)

**Entry:** Available now



Edwin  
Thompson



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



## **LOCATION**

Tweedbank Industrial Estate is located directly to the south of Galashiels town centre. Galashiels is the commercial hub for the Scottish Borders and is well situated to service Melrose, Hawick, Peebles and Kelso. Historically Galashiels has been known for Textile manufacturing and is now home to Heriot-Watt University School of Textiles and Design.

Edinburgh city centre is approximately 35 miles to the north and is accessed via the A7 and A68. Alternatively Tweedbank Train Station is within a short walk of the industrial estate with direct train links to Edinburgh Waverly with a travel time of c55 minutes.

Tweedbank Industrial Estate benefits from a mixture of occupiers including Plumbstore, Bathroom Planet, Scottish Borders Council, Edmundson Electrical, Panton Mcleod, Mossburn Distillers, Mitsubishi and Magnet.

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 premises consist of an end terraced industrial unit of steel portal frame construction with insulated wall and roof cladding. Each unit benefits from dedicated pedestrian and vehicle access doors. Internally the property provides open plan warehouse accommodation with natural light provided by translucent roof panels. Each unit benefits from 3 phase power supply.

## **ACCOMMODATION**

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

Size: 234 - 469 sq m (2,522 - 5,044 sq ft)

## **TERMS**

This property is available to lease for a period to be agreed on a full repairing and insuring lease terms. Further information can be obtained by contacting the joint letting agents.

## **RATEABLE VALUE**

As per the Scottish Assessors Association website we can advise that the Rateable Value is £18,600. However, all Business Rates enquiries should be made directly to the Scottish Borders Council or Scottish Assessors Association.

## **SERVICE CHARGE**

The occupier will be responsible for a fair proportion of the estate charge levied for landscaping, seasonal gritting and security.

## **ENERGY PERFORMANCE CERTIFICATE**

Available on request.

## **VIEWING AND FURTHER INFORMATION**

By contacting:

**Ryden**, 7 Exchange Crescent, Conference Square,  
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