

# TO LET

## BLOCK 10 UNIT 3

TWEEDBANK INDUSTRIAL ESTATE  
GALASHIELS TD1 3RS  
QUALITY INDUSTRIAL UNIT

**Size:** 347 sqm (3,737 sqft)

**Entry:** Available now





## 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 on the south side of Tweedbank Industrial Estate. This unit is within easy walking distance of 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](http://www.tweedbankindustrialestate.co.uk).

## DESCRIPTION

This is a mid-terraced industrial unit of steel frame construction with insulated wall and roof cladding. There is a vehicle access door and a separate pedestrian oblique entrance door.

Internally the property provides an open clear space with a good level of natural light and a 3 phase power supply.

Staff and visitor car parking is to the front and there is also a vehicle access door.

**This property has just been refurbished and is now ready for occupation.**

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:

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## 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: £14,800

Under the Small Business Bonus Scheme properties with a rateable value of less than £15,000 will attract 100% rates relief (ie no rates are payable). Please note however that there are qualifying conditions and this scheme applies to the combined rateable value of you or your company's business properties in Scotland.

## 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**, 7 Exchange Crescent, Conference Square,  
Edinburgh, EH3 8AN

Tel: 0131 225 6612

Neil McAllister – [neil.mcallister@ryden.co.uk](mailto:neil.mcallister@ryden.co.uk)

Cameron Whyte – [cameron.whyte@ryden.co.uk](mailto:cameron.whyte@ryden.co.uk)

**CKD Galbraith**, 59 George St, Edinburgh EH2 2JG

Tel: 0131 240 6960

Katie Gibson – [katie.gibson@galbraithgroup.com](mailto:katie.gibson@galbraithgroup.com)

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