



TWEEDBANK

INDUSTRIAL
ESTATE

www.tweedbankindustrialestate.co.uk



Real Estate

AN M7 INVESTMENT GROUP COMPANY

TO LET

BLOCK 2

TWEEDBANK INDUSTRIAL ESTATE
GALASHIELS TD1 3RS
QUALITY INDUSTRIAL UNIT

Size: 1,021 sq m (10,988 sq ft)

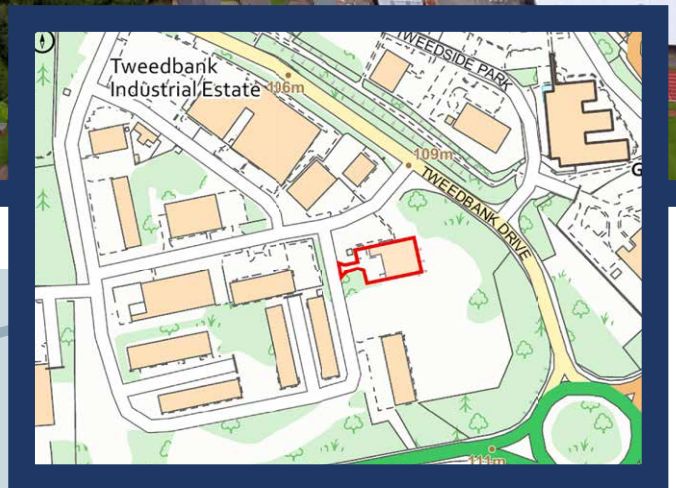
Entry: May 2022



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.

DESCRIPTION

The property is a standalone industrial unit on a site of 0.46 acres which includes a demised yard. The construction is of steel portal frame with cladding and insulated walls. This is under a pitched roof incorporating translucent roof panels providing natural daylight which is further supplemented by strip fluorescent lights.

Internally the premises are configured to provide open plan industrial accommodation with supporting offices. The unit has a minimum eaves height of 5 metres and the height to the apex is 6.14 metres. The warehouse benefits from a concrete floor, significant power supply, water, fire detection system, 2 gas fired industrial heaters and electric radiators within the offices. It can be accessed via an electric roller shutter door which is in addition to 2 separate pedestrian access doors.

ACCOMMODATION

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

1,021 sq m (10,988 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 £39,900. 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,
Edinburgh, EH3 8AN

Tel: 0131 225 6612

Hamish Rankin – hamish.rankin@ryden.co.uk
Neil McAllister – neil.mcallister@ryden.co.uk

Edwin Thompson, 76 Overhaugh Street, Galashiels TD1 1DP

Tel: 01896 751300

Simon Sanderson – s.sanderson@edwin-thompson.co.uk

