



TWEEDBANK
INDUSTRIAL
ESTATE



Real Estate
AN M7 INVESTMENT GROUP COMPANY

TO LET

BLOCK 2

TWEEDBANK INDUSTRIAL ESTATE
GALASHIELS TD1 3RS

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

Entry: By Agreement

Description: Industrial Premises with Offices







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. The town is situated in the Borders with Melrose (4.5 miles), Hawick (18 miles), Peebles (19 miles) and Kelso (17 miles).

Tweedbank Industrial Estate is on the south east 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, Magnet and Cademuir Engineering.

Edinburgh is accessed via the A7 and A68 and is approximately 35 miles to the north.

Tweedbank Station (rail) and the new BP Petrol Filling Station with supporting retail outlets are within walking distance of the estate. Edinburgh's Waverley Station is 55 minutes away

This unit is situated on the east side of the estate with a good profile onto the main estate road.

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 construction with insulated wall and roof cladding. The roof covering is inset with translucent panels providing a good level of natural lighting internally.

Internally the premises are configured to provide open plan industrial accommodation with supporting offices. The unit has a minimum eaves height of 5m and the height to the apex is 6.14m. 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.

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 on terms to be agreed. For further information please contact the letting agents noted below.

RATEABLE VALUE

We have been advised that the current rateable value for the property is as follows:

RV : £43,500

SERVICE CHARGE

The occupier will be responsible for a fair proportion of the estate service charge. Details available on request.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VIEWING AND FURTHER INFORMATION

By contacting:

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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. April 2024. Produced by Designworks.

