

SIZE:
1,377 sq m (14,825 sq ft)

DESCRIPTION:
Prominent Industrial Premises
with Offices and Yard

REFURBISHMENT:
To be refurbished prior to occupation



 **TWEEDBANK**
INDUSTRIAL
ESTATE

TO LET - BLOCK 1

TWEEDBANK INDUSTRIAL ESTATE | GALASHIELS | TD1 3RS

M7 Real Estate

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.

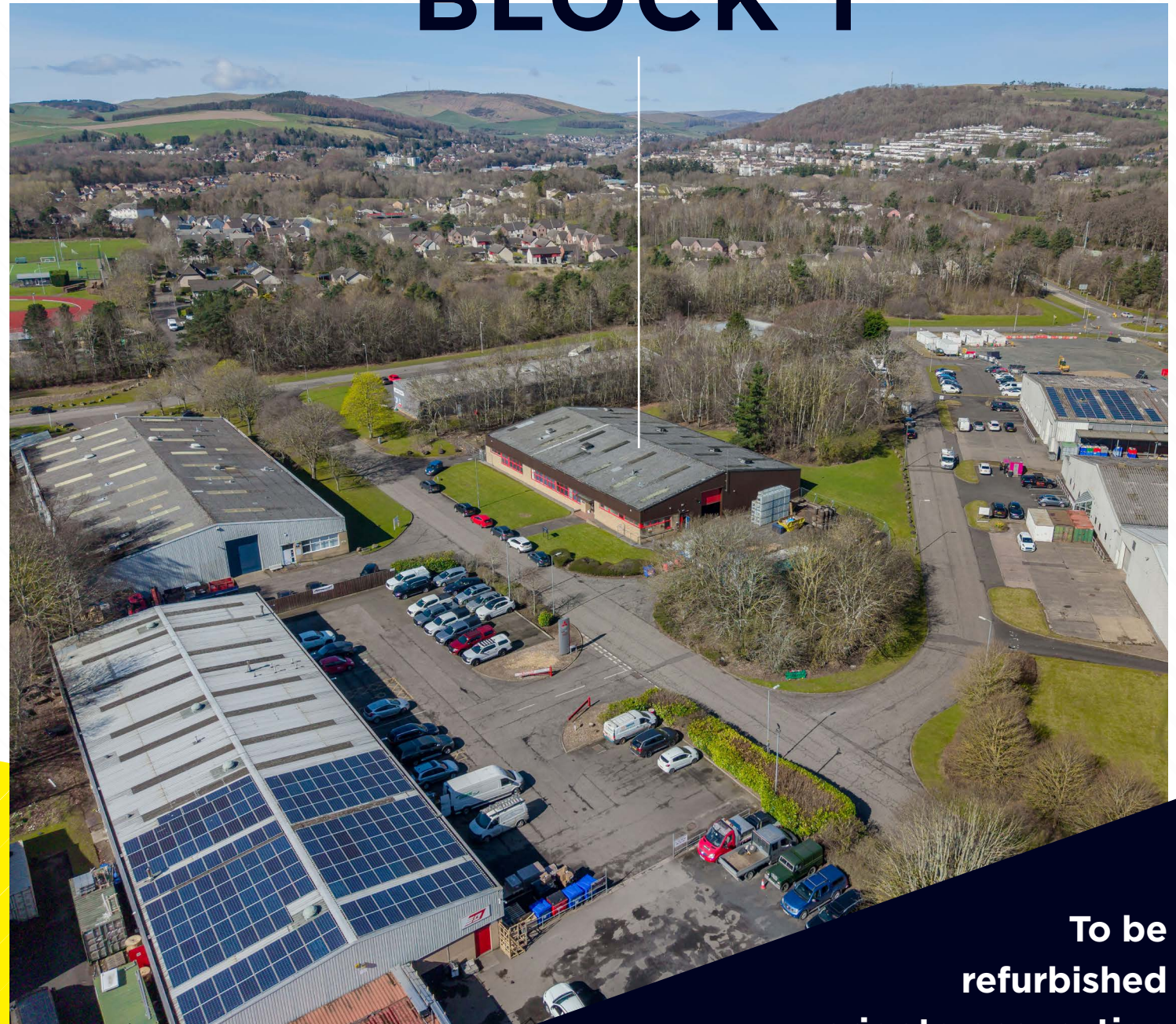
The property is close to the new B&Q and the BP filling station with Greggs included.

Tweedbank Station (rail) is within walking distance and provides direct rail access to Edinburgh Waverley.

This is a prominent building situated within Tweedbank Industrial Estate.



BLOCK 1



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DESCRIPTION

The property comprises a standalone industrial premises which fronts directly onto Tweedbank Drive. The building is arranged to provide offices, reception and general amenity space to the front with the main warehouse / production to the rear. There are vehicle access doors at either end of the building and the main yard is to the right hand side.

The property is to be refurbished and a specification of the work to be undertaken is available on request.

There is a central heating system serving the office accommodation, former locker rooms, kitchen and reception.

The roller shutter doors are 4m wide by 5m and the minimum eaves height is 5m rising to 6.2m.



ACCOMMODATION

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

1,377 sq m (14,825 sq ft)

TERMS

The 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 : £58,000

SERVICE CHARGE

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

EPC

Available on request.

VIEWING & FURTHER INFORMATION

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