

SIZE:
1,88.8 sq m (2,032 sq ft)

INDUSTRIAL PREMISES



 **TWEEDBANK**
INDUSTRIAL
ESTATE

TO LET - BLOCK 10

UNIT 2 | TWEEDBANK INDUSTRIAL ESTATE | GALASHIELS | TD13RS

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

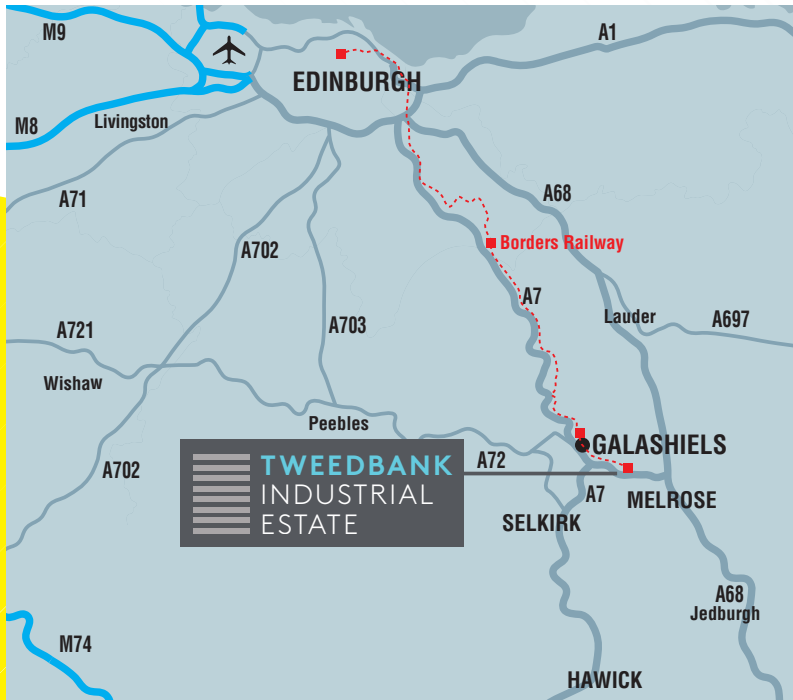
Purves Mitsubishi, Magnet and Cademuir Engineering.

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 10 UNIT 2



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 door.

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

Staff and visitor car parking is to the front.

This building will be refurbished before the new tenant takes occupation. Details can be provided.



ACCOMMODATION

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

188.8 sq m (2,032 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 : £8,600

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

By contacting:

Neil McAllister

E: neil.mcallister@ryden.co.uk

M: 07831 610 721

T: 0131 225 6612

Leo Masson

E: leo.masson@ryden.co.uk

M: 07425 320 611

T: 0131 225 6612

Ryden.co.uk
0131 225 6612

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

Simon Sanderson

E: s.sanderson@edwin-thompson.co.uk

T: 01896 751311



76 Overhaugh Street,
Galashiels, TD1 1DP

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. MAY 2026. Produced by Designworks.