



**INDUSTRIAL/OFFICE PREMISES
TO LET**

**UNIT 1 WHEATLANDS MILL INDUSTRIAL ESTATE
WHEATLANDS ROAD
GALASHIELS
TD1 2HQ**

- 348 sq m (3,742 sq ft)
- Industrial/workshop building currently fitted out as an office/training facility
- Roller shutter loading door
- 3 phase power supply

LOCATION:

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh and 58 miles north of Carlisle. The Scottish Borders Railway provides easy connectivity to Edinburgh and beyond via the station at Tweedbank.

The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area.

Wheatlands Road is situated approximately 1 mile from the town centre and is home to occupiers including Scottish Borders Council, S & I Thomson Auto Salvage, British Wool, Grove Bedding and Titan 365 Gym.

DESCRIPTION:

The subjects comprise an industrial/workshop unit that is currently fitted out as an office/training centre with the following specification:

- 3 phase power supply
- Roller shutter loading door
- Suspended ceiling throughout
- Large kitchen area
- 2 toilet facilities one of which is wheelchair accessible
- Large open plan office/training area plus a variety of ancillary offices and storage areas

ACCOMMODATION:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Area has been calculated:

348 SQM (3,742 SQ FT)

RATEABLE VALUE:

The subjects are currently listed in the valuation roll as having a rateable value of £11,500 and may qualify for up to 100% rates relief depending on tenant status.

LEASE TERMS:

The subjects are available on a new lease at a rent of £15,000 plus VAT per annum.

EPC:

The unit has an EPC rating of F (85). A copy of the EPC document is available on request.

VAT:

All figures quoted are exclusive of VAT.

ENTRY:

By agreement.

VIEWINGS:

Strictly through appointment with the sole selling agents.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:

D M Hall
17 Corstorphine Road
Edinburgh
EH12 6DD
Tel 0131 624 6130

Ian Davidson
ian.davidson@dmhall.co.uk

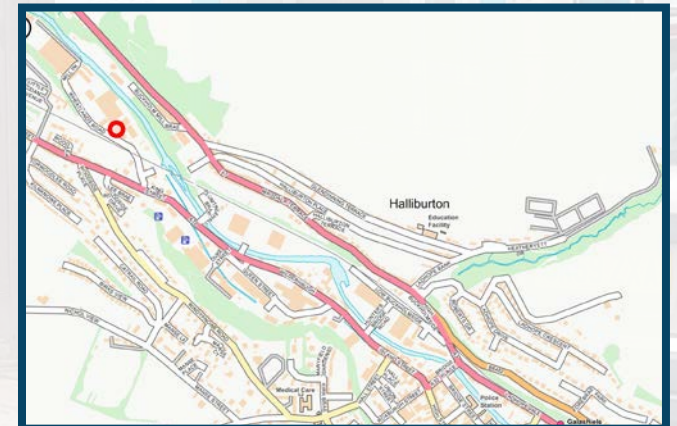
Oliver Lawson
Oliver.lawson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

DATE OF PUBLICATION:

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