

TO LET

BLOCK 12 UNIT 5

TWEEDBANK INDUSTRIAL ESTATE
GALASHIELS TD1 3RS

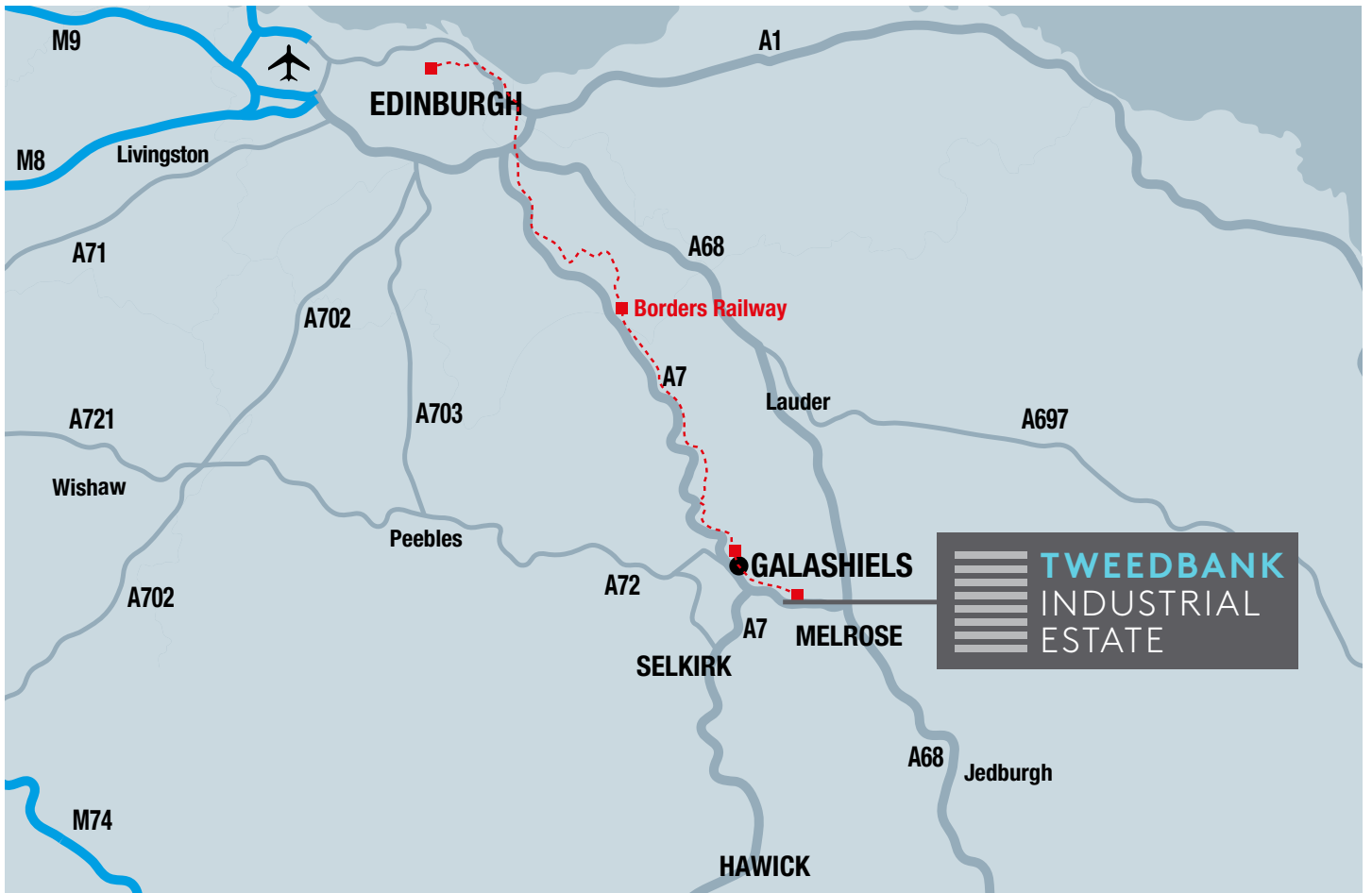
Size: 475 sq m (5,109 sq ft)

Entry: Autumn 2024

Description: Industrial/Trade Premises

PRELIMINARY INFORMATION







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 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 Railway Station and the new BP Petrol Filling Station with supporting retail outlets are within walking distance of the estate. Southern station on the Borders Railway providing a direct link to Edinburgh Waverley in 55 minutes.

This unit is situated on the west side of the estate.

DESCRIPTION

The property is an end terraced industrial unit of steel frame construction with insulated wall and roof cladding. The roof covering is inset with translucent panels providing a good level of natural lighting internally.

This unit will be refurbished in due course and further details on the final specification can be provided on request.

We estimate that the unit will be available for occupation in October/November 2024.

ACCOMMODATION

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

Size : 475 sq m (5,109 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 building is as follows:

RV : £34,250

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

Will be available on completion of the refurbishment works.

VIEWING AND FURTHER INFORMATION

By contacting:

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