



TWEEDBANK

INDUSTRIAL
ESTATE



Real Estate
AN M7 INVESTMENT GROUP COMPANY

TO LET

BLOCK 10 UNIT 3

TWEEDBANK INDUSTRIAL ESTATE
GALASHIELS TD1 3RS

Size: 347 sqm (3,737 sqft)

Entry: Available now

Description: Industrial/Trade Premises



Edwin
Thompson



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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.

DESCRIPTION

The property is a mid-terraced industrial unit of steel portal frame construction with insulated wall and roof cladding. There is a vehicle access door and a separate pedestrian entrance door.

Internally the property provides an open clear space with a good level of natural light and a 3 phase power supply. Toilet facilities and a kitchenette are included.

Staff and visitor car parking is to the front and there is also a vehicle access door.

ACCOMMODATION

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

Size : 358 sq m (3,854 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 unit is as follows:

RV : £16,300

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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