



# TO LET

# **BLOCK 10 UNIT 3**

TWEEDBANK INDUSTRIAL ESTATE GALASHIELS TD1 3RS

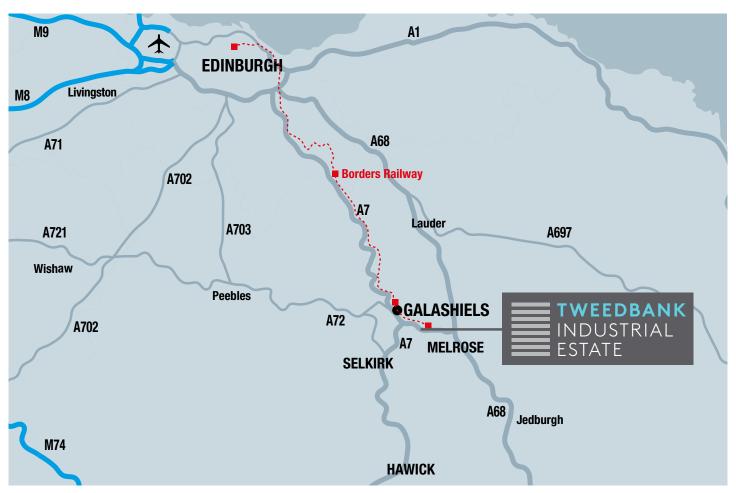
**Size:** 347 sqm (3,737 sqft)

**Entry:** Available now

**Description:** Industrial/Trade Premises









# **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:

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

Neil McAllister Jack Chandler

M: 07831 610 721 M: 07425 320 611 T: 0131 225 6612 T: 0131 225 6612

Edwin Thompson, 76 Overhaugh Street, Galashiels, TD1 1DP

#### Simon Sanderson

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

T: 01896 751311

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. April 2024. Produced by Designworks.

