



TO LET
OFFICE

**ENTERPRISE HOUSE
GALABANK BUSINESS PARK,
GALASHIELS, TD1 1PR**

- Grade A quality office suites available within Scottish Borders principle town
- Good car parking provision
- Easily accessible via transport links including train.
- Suites from 1,138sqft — 5,000 sqft available
- Rent upon application



LOCATION

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh, 58 miles north of Carlisle.

The town is in the centre of the Scottish Borders with a population of approximately 110,000 persons and is the principal commercial and administrative hub for the area. There are good local amenities to include shopping, schooling, and leisure facilities. Galashiels has campuses in the town for the Borders College and Heriot Watt University.



The subjects themselves are located within the Galabank Business Park, being one of the principal Business Parks serving the town and the wider region. Current occupiers within the building include Kyowa Kirin Pharmaceuticals and Action for Children.

Galashiels has benefitted from major investment over the last few years including the new Borders Railway line which links the town with Scotland's Capital City of Edinburgh with the journey taking less than an hour. The service runs on a regular basis throughout the day meaning the town is readily accessible with great public transport links.

DESCRIPTION

The subjects comprise modern office accommodation set over 3 storeys constructed by way of a steel portal frame and clad externally in insulated composite panelling. Natural light is afforded through the various double-glazed windows.

Access is taken through a centrally located communal atria which benefits from full height glazing panels. The upper floors can be accessed via the internal staircase or via the 8-person lift. There is also external stairs to be utilised as a fire escape

The suites are set over the ground and second floor. These provide in the main, modern open plan accommodation, with raised floors, stud/ glazed walls and a suspended tile ceiling benefiting from integrated lighting.

The w/cs and further ancillary storage space are located in a central pod on each level, which would then be shared by multiple tenants on each floor unless the space is to be taken as a whole.

The subjects also benefit from a tarmacadam car park to the front of the office block.

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal areas:

Areas / Floor etc	Sq M	Sq Ft
Ground Floor (RH)	224.8	2,419
Ground Floor (LH)	105.74	1,138
Second Floor	464.58	5,000

RATEABLE VALUE

Ground Floor (RH)	£30,300
Ground Floor (LH)	To be assessed
Second Floor	£57,200

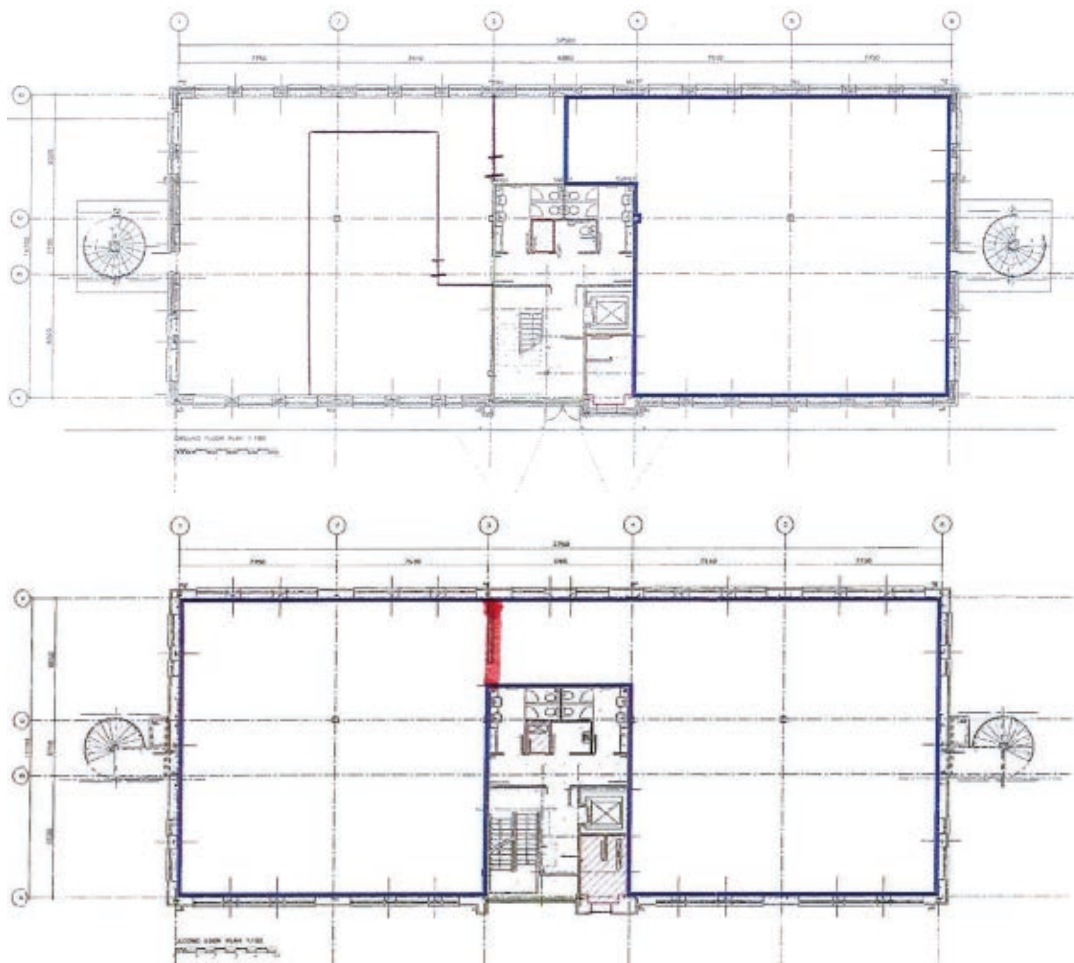
SERVICE CHARGE

A service charge will be payable in relation to the maintenance and upkeep of the common parts of the building and estate. Further information is available from the letting agents on application.

RENT

Rent on application.





EPC

The property has a current rating of C. Full details can be given upon request.

COSTS + VAT

Each party will be liable for their own legal costs incurred within the transaction. The tenant shall be liable for any registration dues and LBTT.

VIEWING & FURTHER INFORMATION

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Prospective Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Prospective Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2022