

Modern Self-Contained General Purpose Unit

Unit 8B Tweedside Park, Tweedside, Galashiels, TD1 3TE

Gross Internal Area 665.32 sq m (7,159 sq ft)

To Let: £35,000 per annum

Edwin
Thompson





BRIEF RESUME

- Self-contained Unit
- Electrically operated vehicular access door
- Well situated in established industrial estate
- Gross Internal Area 665.32 sq m (7,159 sq ft)

DESCRIPTION

A modern self-contained unit.

The subjects comprise a steel portal framed building which is understood to have been originally purpose built for J Barbour and Sons Limited as a clothing manufacturing unit in around 1996.

The building is twelve bays long by eight bays deep. It has a polished concrete floor which is assumed to be to a minimum 200mm double skin thickness providing a 30kN/m² loadbearing capacity. External walls are of cavity construction to a height of approximately 3m with blockwork inner leaf and facing brick to the outer-leaf. Above this level external walls and the pitched roof surfaces are clad in insulated composite box profile cladding supported on galvanised purlins.

The roof has a curved moulded eaves detailing with box metal guttering provided to external walls to the base of the cladding.

Eaves height is c. 6.4m. Ridge height is c. 8.90m. This unit currently has a suspended ceiling to the main warehouse/ workshop to a height of 3.6 m.

To the centre of the front elevation of the property there is an office projection with glazed central entrance hall finished with plastisol coated metal frame double glazed window units.

Externally, the site is accessed with a tarmacadam surfaced road off Tweedside Park Estate Road. The site is well landscaped including carpark to the west and front of the building and woodland planting around the periphery of the site screening it from Broomilees Roundabout.

LOCATION

The subjects of valuation are located on Tweedside Park within Tweedbank Industrial Estate approximately one mile to the east of Galashiels.

Tweedbank is a planned new village which was established in the 1970's. The village is characterised by a cluster of developments along Tweedbank Drive the central spine road. It has been planned with a distinct layout with a residential element to the west and the industrial estate to the east. Within the core of the residential section there is a village centre with facilities including a Primary School, Convenience Store, Salon, Public House with Restaurant and Office Building currently occupied by Scottish Government Rural Payments and Inspections Division. There is also a park and manmade 'Loch'. Within recent decades there has been significant expansion of the village with the completion of the Weavers Linn housing development to the south.

According to the 2020 Mid-Year Population Estimate compiled by General Records of Scotland, the population was 1,990 a small drop relative to the 2011 Population Census (2,100).

The settlement is well situated within the Central Borders benefitting from good access from the A6901 Trunk Road (Melrose Bypass) with roundabouts at each end of the village.

Following the establishment of the Borders Railway in 2015, the area has been earmarked as a strategic development location. Much of the land at Lowood South is earmarked for housing and business development. A new office development is currently under construction on a gap site to the end of Tweedside Park to the west which is nearing completion. Consent has also been approved for a 'Gateway' development at the east entrance to Tweedbank off the Broomilees roundabout by New Land Assets. This development is reported to be anchored by a BP filling station, Marks and Spencer Kiosk, Drive Through Costa Coffee Shop. There were also proposals for a Premier Inn which have been withdrawn and replaced with a Lidl Supermarket.

This building is situated to the east off the eastern access to Tweedbank off Broomilees Roundabout. Tweedside Park is to the north of Tweedbank Industrial Estate. Existing occupiers include Radio Borders, Stewart Technology, Scottish Executive Public Pension Agency, Gall Robertson Accountants and a new office development which has been constructed to accommodate CGI IT Services who have the contract with Scottish Borders Council as primary provider of 'end' to 'end' managed IT services until 2040.



ACCOMMODATION

Electrically operated vehicular access door to front elevation (c. 2.45 m wide x 2.55 m high), entrance bay, main warehouse, general office with separate entrance door off main communal entrance to the building, office, lobby, shower room/ WC.

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Latest Edition) to A Gross Internal Area of 665.32 sq m (7,159 sq ft).

RATEABLE VALUE

According to the Scottish Assessor's Association Website this unit is assessed to a Rateable Value of £24,500 effective from 01-Apr-2026.

SERVICES

Electricity and Water are sub-metered recharged to tenants by the Landlord.

Vaillant Arotherm Plus Air Source Heat Pumps provide heating to the office and ancillary area with thermostatic controls. The unit is fitted with a 200 litre Joules Indirect Hot Water Cylinder.

PLANNING

The subjects are zoned as an Established Business and Industry Site within the Scottish Borders Council Local Development.

A range of uses within the Town and Country (Used Classes) (Scotland) Order 1997 (as amended) are likely to be supported at this site including:

- Class 4 (Business / Light Industrial Use)
- Class 5 (General Industrial)
- Class 6 (Storage / Distribution)

There may also be potential for a range of trade counter or Sui Generis (site specific) uses. This category (Sui Generis) includes uses such as haulage yard, bus depot, veterinary surgery, vehicle sales, vehicle repairs, taxi or vehicle hire depot, or similar subject to Planning.

ENTRY

On the conclusion of legal missives.

LEASE TERMS

The unit will be let on full repairing and insuring terms. There will be a service charge in respect of maintenance and upkeep of the common areas.

VAT

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING ARRANGEMENTS

By appointment only with the sole agents.

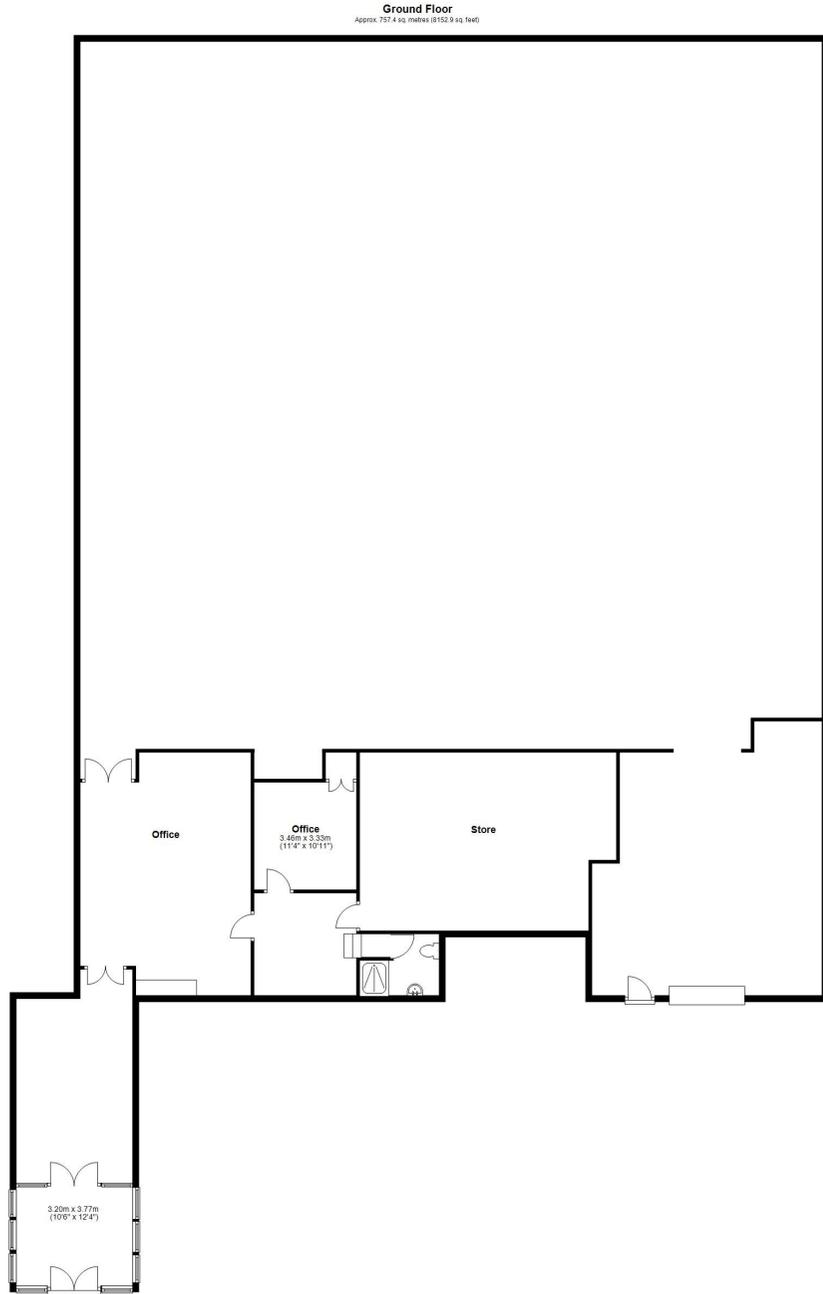
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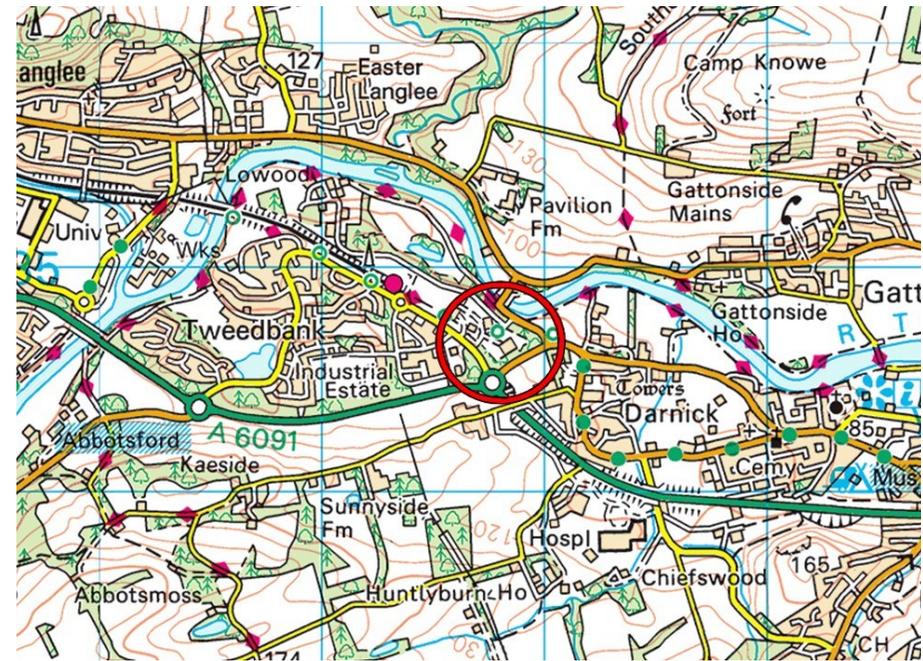
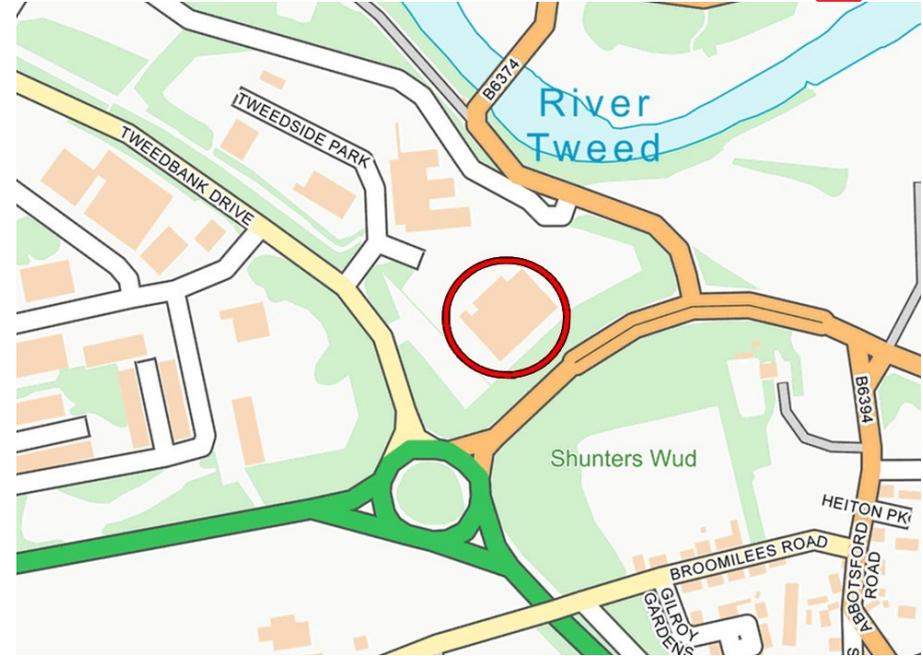
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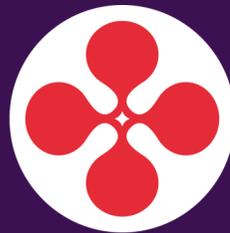
Total area: approx. 757.4 sq. metres (8152.9 sq. feet)



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Unit 8B Tweedside Park, Tweedbank, Galashiels, TD1 3TE

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