

Flexible Ground Floor Office

Suite 3, Anderson Chambers, Galashiels, TD1 3AF

Ground Floor Office Suite with Garage/Warehouse

To Let • Rental Offers Over £19,500 per annum are invited

Edwin
Thompson





BRIEF RESUME

- Ground Floor Office Accommodation
- Vehicular access roller shutter door
- Compact enclosed yard
- Net Internal Area 305.27 sq m

DESCRIPTION

Anderson Chambers comprises a former wool and tweed merchant's warehouse, which is understood to have been constructed in around 1879.

The subjects are of traditional sandstone construction on two floors plus basement under a pitched roof clad in Welsh slate incorporating a flat central section covered in lead. The property is believed to have been owned by the Anderson family for over 85 years. The subjects were refurbished and converted to provide good quality office accommodation in the early 1990's.

Whilst the original warehouse areas have been modernised and the majority has been converted into office accommodation, this part of the building retains the construction of cast iron columns and timber floors with a double garage to the eastern end with roller shutter door to the northern elevation.

The current configuration provides six multi-tenanted office suites arranged over the ground and first floor levels; laboratory with associated offices and storage in the basement. The offices are generally presented in good order retaining original features such as timber panelling, panelled doors and cornicing to parts of the ground floor accommodation with suspended ceilings to the first floor offices and the eastern side of the ground floor. The property benefits from private access from Market Street leading to a tarmac car park providing parking for approximately 22 cars.

LOCATION

The property is located on Market Street which is a bustling thoroughfare in the heart of Galashiels. In addition to its retail offerings, Market Street is also home to a variety of cafes, restaurants, and eateries, making it a perfect spot to relax and grab a bite to eat.

With its central location within Galashiels town centre the subjects are easily accessible and well-connected to public transport links, including bus routes and nearby parking facilities.

Galashiels, once famous for its textiles, is now one of the largest towns in the Scottish Borders having a population of approximately 14,000. Its central location in the Borders means Galashiels is generally considered to be the principal administrative, retail and social centre for the region, effectively serving a population in excess of 110,000. The town also benefits from a significant student population with campus's of the Heriot Watt University and Borders College within the town.

In recent years Galashiels has been subject to considerable investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works.

The infrastructure works have included the Galashiels inner relief road and, the Borders Railway link which has re-established passenger services between Edinburgh Waverley and the Central Borders. The journey time from Galashiels to Edinburgh city centre is approximately 55 minutes, with departures every 30 minutes. On weekdays the first train departs from Edinburgh at 05:45, the last at 23:55.

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. The apportionments are calculated on the basis of the floor area of the units. On this basis the tenant of this unit is responsible for a 23% share of the service charge costs and a 6.40% of the cost of heating to the communal areas.

ACCOMMODATION

Suite 3 – Ground Floor Offices with Garage/ Warehouse

Main suite to east of shared foyer with entrance hall, reception office, open plan general office with three individual offices off, and kitchen with modern fitted units incorporating single drainer stainless steel sink and work top.

To the rear of the general office there is a rear hall / fire lobby providing access to double garage with roller shutter access from north elevation with stairs to an attic storage area.





AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the Following approximate areas:

E & oe measurements of the main building taken with a laser measure.

Description	Sq m	Sq ft
Offices	200.87	2,161
Warehouse/ Garage	52.20	562
Attic store	52.20	562
Total	305.27	3,285

COMMUNAL AREAS

Ground Floor: Entrance foyer accessed via external porch with door entry system. To the rear of the foyer the original timber stair with turned balusters leads to the first floor level. Off the foyer there is: Disabled lavatory off with WC, wash hand basin and electric water heater and hand dryer.

Gents' lavatory accessed via a small lobby to the rear of the foyer with three urinals, wash hand basin and separate WC and wash hand basin, instantaneous hot water heater and electric hand dryer. From the lobby there is a doorway providing access to an internal staircase to the basement level.. Meter cupboard to the east of the foyer housing the electricity meters for all the units.

Large original timber door to west to the front hall leading to the original front door (no longer in use) and provides access to the Ladies lavatory with wash-hand basin and cubicle with WC and washhand basin; Cleaners cupboard accessed via ladies.

First Floor: Central galleried landing off which there is access to the communal lavatory facilities – gents with two urinals, two wash hand basins and separate WC cubicle; ladies with WC and wash hand basin.

RATEABLE VALUE

The subjects are currently assessed to a Rateable Value of £16,800 effective from 01-April-2023.

This assessment is understood to include a separate office to the front of the building, so the Net Annual Value will need to be re-assessed to exclude this area.



VIEWING

By appointment with the sole agents.

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

Tel. 01896 751300

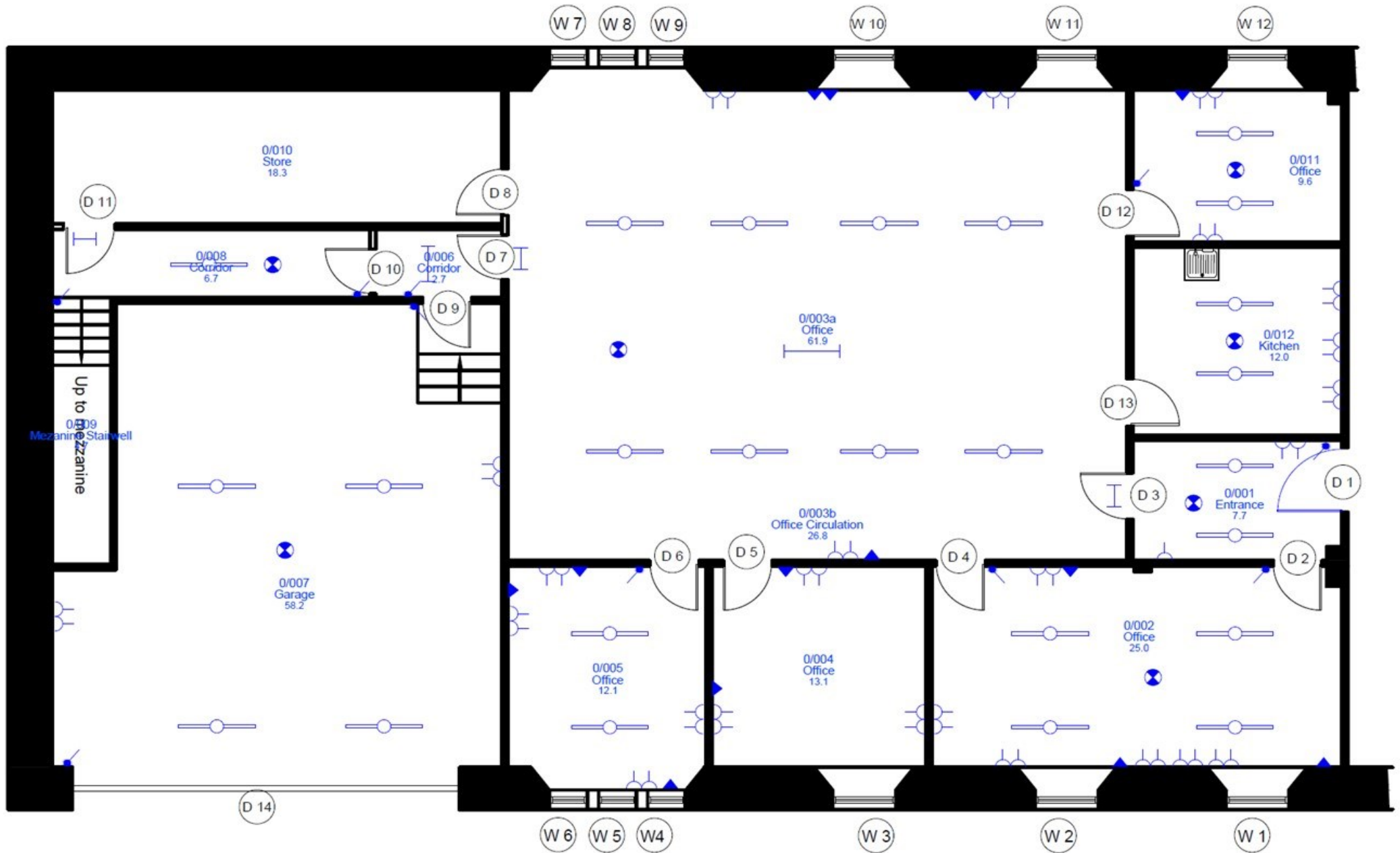
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