

To Let - Offices

Old Tweed Mill, No. 5 Tweed Mill Business Park, Selkirk TD7 5DZ

Edwin
Thompson



To Let - Offices 'Old Mill House'

No. 5 Tweed Mill Business Park, Selkirk TD7 5DZ

High Quality Offices

Well suited to Headquarters/ Regional Headquarters

Turn Key Condition

Cat 5/ 6 and 13 A perimeter trunking

Reception, two meeting rooms, general office, three further offices and amenities

Rental Offers over £16,000 per annum

C451.d.02

General Information

Tweed Business Park, formerly Tweed Mills comprises a complex of Nineteenth century former textile mill buildings, located one mile to the north east of Selkirk town centre.

Selkirk is situated in the central hub of the Scottish Borders, to the east of the Ettrick and Yarrow Valleys. The town benefits from good road connections to the other main towns in the Scottish Borders, Edinburgh (and the north), Carlisle (and the west) and Newcastle (and the south) via the A7 arterial route and the A68 trunk road.

A number of mills, including Tweed Mills, were developed in the Riverside area of Selkirk during the nineteenth century to accommodate a vast growth in the textile industry.

Substantial redevelopment works have been undertaken over the past decade in the area to provide a new lease of life to the area following the decline in the textile industry.

The area has been transformed into one of the principal business locations in the Central Borders.

Description

Since acquiring the site JS Crawford Estates have comprehensively redeveloped this area to form a unique business park providing high quality, flexible and adaptable business space.

The site is serviced via a new principal access road from Dunsdale Road into the centre of the Estate, with zoned business areas, with ample car parking and a bus stop.

This unit is of traditional whinstone construction under a pitched roof clad in slate with modern extension to the rear of steel frame construction under mono-pitch roof finished in insulated composite panelling. Internally, the offices have finished to a high standard throughout.

They are presented in 'turn-key' condition.

Accommodation

This highly flexible suite provides the following accommodation:

Ground floor: Reception, Meeting Room, Interview Room, Server/ Stationary Cup-board, Accessible WC

First floor: Landing, Three offices, General Office, Two WCs, Shower Room, Kitchen



Areas

The property has been measured to the following approximate areas:

Description	Sq m	Sq Ft
International Property Measurement Standards 3	158.02	1,700

E & oe please note that these measurements have been taken using a laser measure.

Services:

All mains services are connected.

Gas fired central heating

Planning

Planning policy for the area is defined within the Scottish Borders Local Development Plan 2016.

This site is zoned for retention of Business and Industrial Uses, which supports a range of uses within the Town and Country (Used Classes) (Scotland) Order 1997 (as amended) including:

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

Rateable Value

To be assessed upon occupation. Estimated to be £13,400.

Rates Poundage 2021/22: £0.49

The Small Business Rates Relief Scheme (SBRR) currently provides rates relief for units with a Rateable Value of between £12,000 and £18,000, where the combined rateable of all the occupiers business premises within Scotland is less than £35,000 (subject to application and eligibility) and the Rateable Value is below £15,000 the Relief percentage = $100 - (75 \times (1 - (15000 - RV) / 3000))$

This Relief Scheme is reviewed annually but this threshold is correct for the 2024/25 financial year.

Satellite Navigation

For those with Satellite Navigation the Post Code is TD7 5DZ

What 3 Words

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Lease Terms

Available on flexible terms by way of a new Full Repairing and Insuring lease.

Rental

On application.

In the normal manner, the in-going tenant will be liable for any Land and Buildings Transaction Tax, Registration Dues and VAT thereon., where applicable.

Entry

On conclusion of legal missives.

Value Added Tax

Any prices 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.

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.

Viewing

By appointment with the sole agents:

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

Tel. 01896 751300

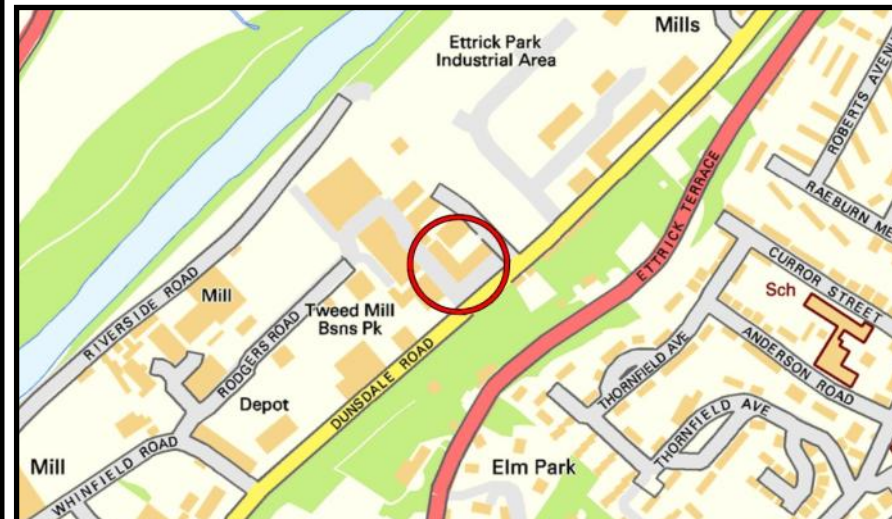
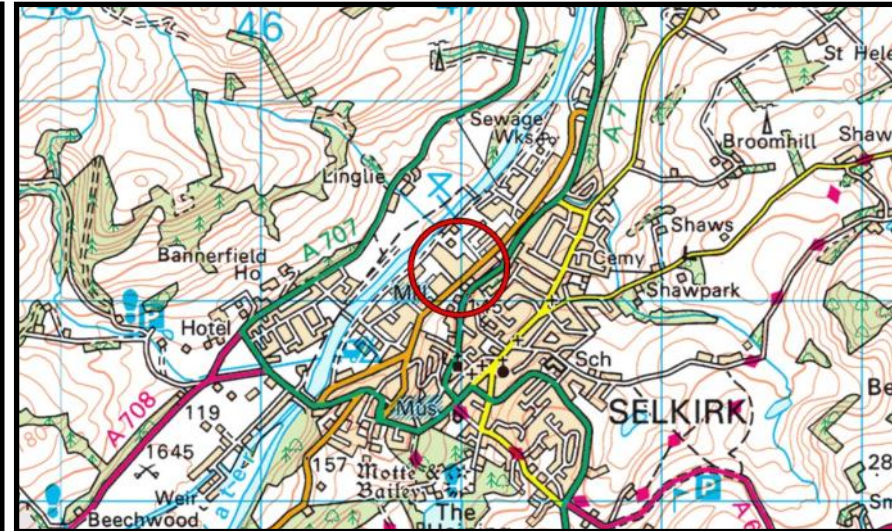
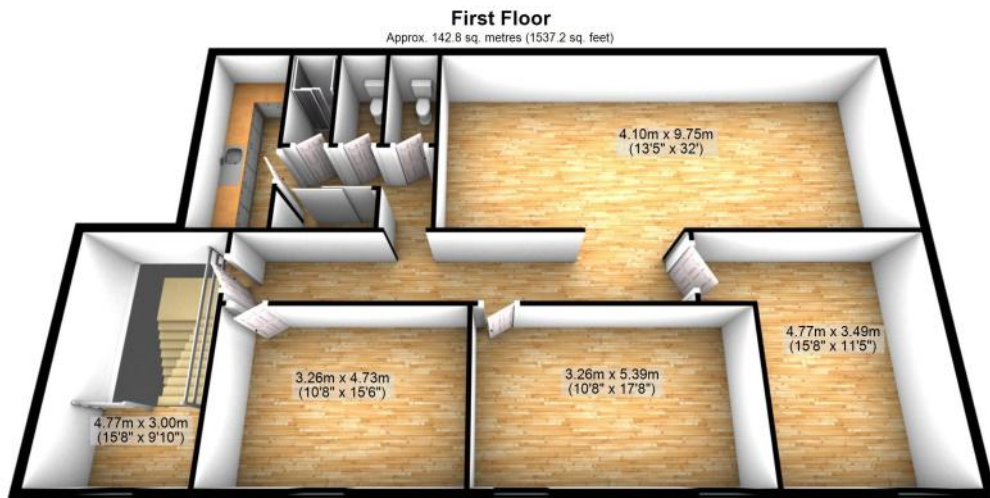
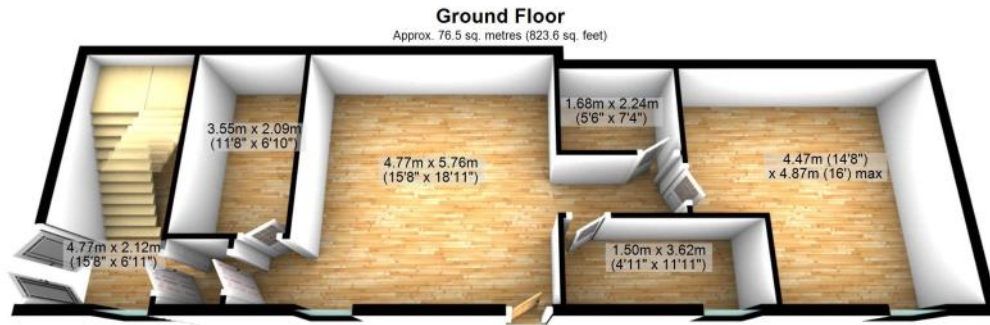
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