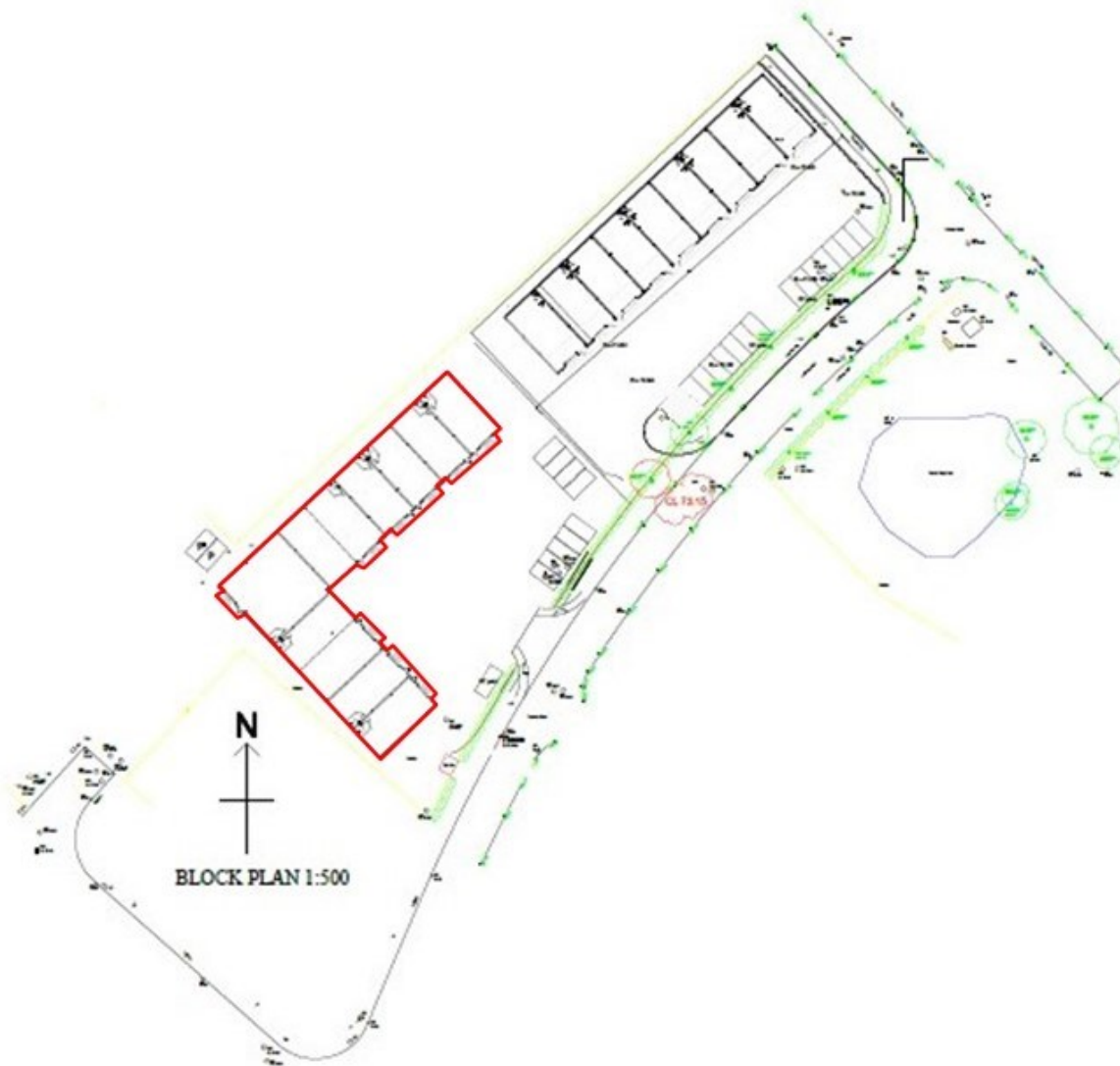


PHASE 2 - New Build General Purpose Units

Carlaw Road, Pinnaclehill Industrial Estate, Kelso

Edwin
Thompson



General Purpose Unit(s)

Carlaw Road, Pinnaclehill Industrial Estate, Kelso TD5 8AS

New Build Units with a **lead time of approximately 12 months** (Jan 2023)

Ideally suited to Trade Counter, Storage, Distribution, Workshop or General Industrial Uses

Gross Internal Areas from 98 sq m (1,055 sq ft) or multiples thereof

Ridge Height c. 7.60 m; Eaves Height front c. 5.70m. and rear c. 4.75 m

Vehicular access doors c. 4 m high x 3 m wide

Accessible WC with close coupled WC and wash hand basin

Rental on application

Ref. GW4853

Description

A new-build terrace of units proposed for completion in 2024.

The proposed specification is:

- Clear Span Steel Portal frame Construction
- Plastisol Coated insulated composite cladding to the roofs and external elevations
- Galvanised purlins supporting cladding
- Verge and eaves flashing to match
- Roof incorporating translucent polycarbonate roof lights
- Composite plastisol coated aluminium or uPVC framed double glazed windows
- Power coated composite Steel or timber personnel doors
- Powder Coated finish to vehicular access roller shutter doors (4m high x 3 m wide)
- Galvanised steel box gutters with pvc downpipes c/w metal box guards

The boundary will be finished with beech hedging with parking along the southern boundary of the site.

Location

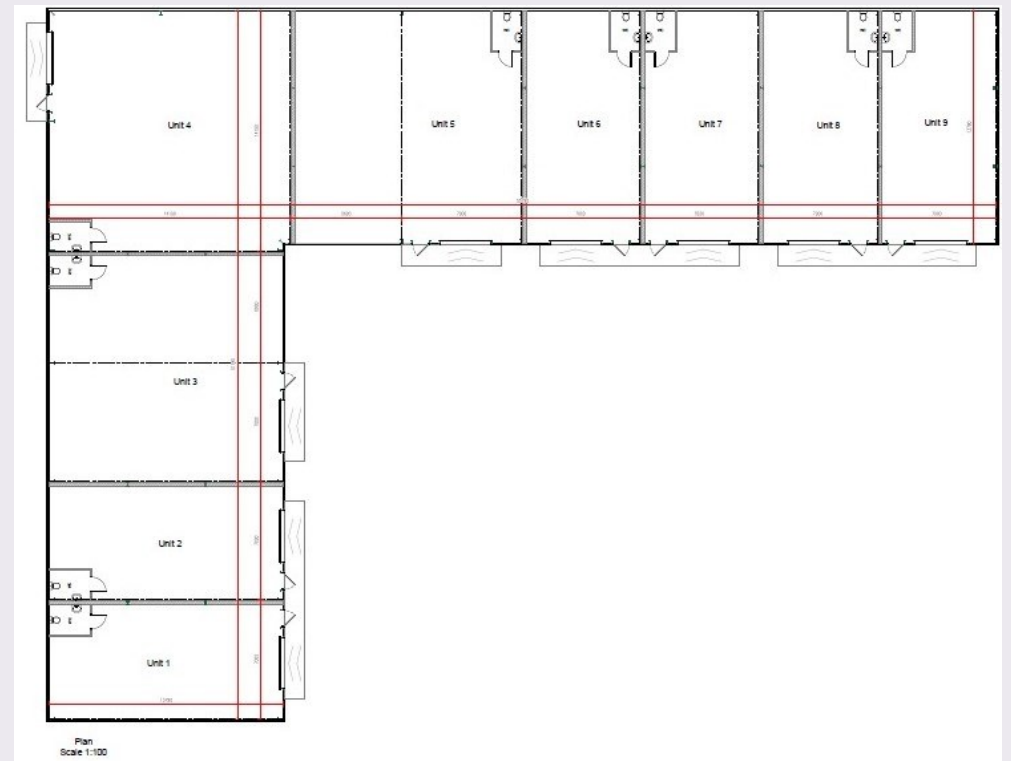
A new-build Trade Park situated on Carlaw Road within Pinnaclehill Industrial Estate to the South of Kelso.

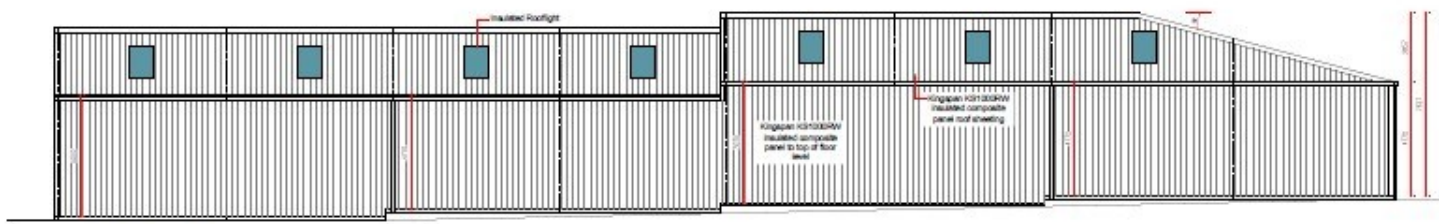
Kelso is conveniently located within the Central Borders approximately eighteen miles east of Galashiels, forty-four miles south of Edinburgh. It is a traditional Market Town with a relatively affluent catchment area and a strong business sector.

The Town has a population of approximately 6,870 according to the 2020 Mid-Year Population Estimate compiled by General Records of Scotland, broadly the same as the population recorded at the 2011 Census (6,860). The town acts as regional centre for a wide rural hinterland.

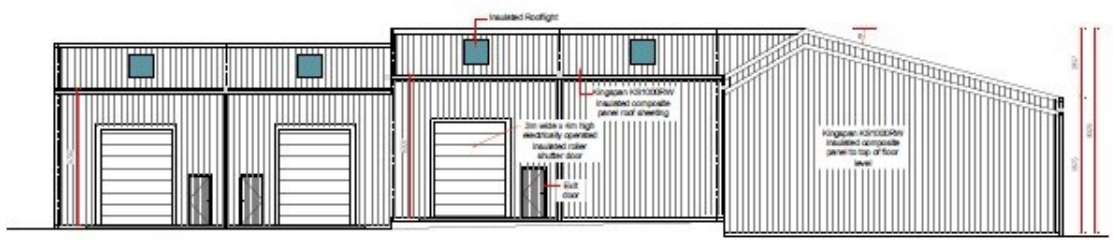
Pinnaclehill is the principal Industrial Estate serving Kelso. It has benefited from significant investment over recent years.

Existing occupiers on the estate include Sainsburys Supermarket, Lloyds Landrover, Plexus, Forbes Plastics, Howdens, BOC, Abbey Tool and Gauge, Signmaster, DMI Mechanical Engineers, Border Aggregates, Scotmas, Merlin Export Ltd, Agrovista, Ancroft Tractors and Paul Burton wines, Cheviot Vets, S & N Stoneworks, Vermilion, Pettigrews, Border Aggregates, Borders Search and Rescue and My Handmade Kitchen Ltd.





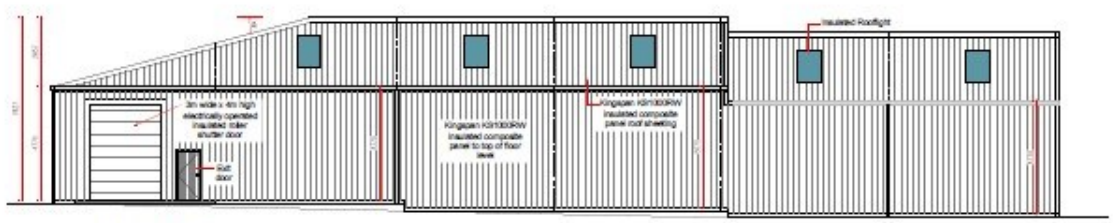
North West Elevation
Scale 1:100



North East Elevation
Scale 1:100



South East Elevation
Scale 1:100



South West Elevation
Scale 1:100

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Elevations

Priority
PinnacleH Units
FOR Wills
site PinnacleH Industrial Estate
Kelso
Scottish Borders

POSTCODE

THORBURN GROUP

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TD11 3EJ
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SCALE	DRAWN	CHECKED	PAPER	DATE
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DATE	REVISIONS			
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DRAWING Ref. D0029.04	CONTRACT No. D0029
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Areas

Description	Sq m	Sq Ft
From	Gross Internal Area	

E & oe Measurements taken from plan

Each unit is designed with a vehicular access door to the front elevation with opening dimensions of c. 4 m high x c. 3 m wide.

Ridge Height c. 7.60 m; Eaves Height front c. 5.70m. and rear c. 4.75 m

Services:

Mains electricity water and drainage.

Planning

This Trade Park is within an area zoned for Business and Industrial use. This designation supports a range of uses defined 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)

There may also be potential for a range Sui Generis (site specific) uses in keeping with existing uses on the estate. This category includes uses such veterinary surgery, vehicle sales, vehicle repairs, taxi or vehicle hire depot, or similar subject to Planning.

Rateable Value

To be assessed on completion. Rates Poundage 2021/22: £0.498

The Small Business Bonus Rates Relief Scheme (SBRR) provides up to 100% rates relief to businesses with a combined rateable value of up to £15,000 across all their business premises within Scotland, subject to application and eligibility.

It is anticipated that each of the individual units as currently proposed would each fall below this threshold.

Satellite Navigation

For those with Satellite Navigation the Post Code is TD5 8AS

Energy Performance Certificate

To be assessed upon completion

Lease Terms

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

Please contact the agent to discuss other lease terms.

Entry

On conclusion of legal missives.

Value Added Tax

Any prices are exclusive of VAT. This unit is elected to Tax, Value Added Tax will be payable on the Rent at the prevailing rate.

Legal Costs

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

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.

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 joint agents:

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

Tel. 01896 751300

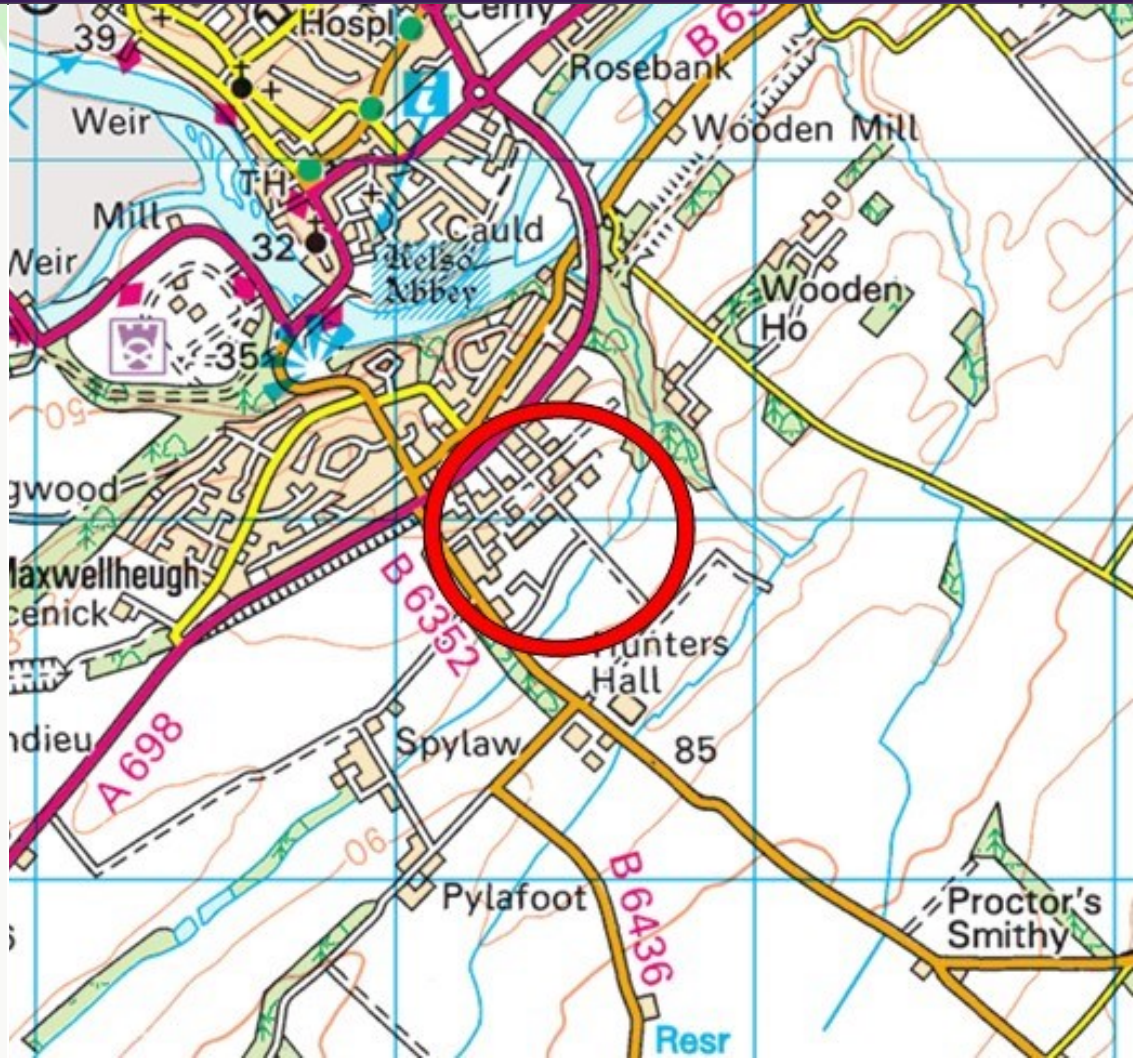
Fax. 01896 758883

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

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Edwin
Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle upon Tyne
Windermere

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