

# Hybrid Business Unit—Suit Workshop, Storage, Distribution

Unit 7B Tweed Mill, Dunsdale Road, Selkirk, TD7 5DZ

GIA 233.64 sq m (2,514 sq ft) Guide Rent £11,500 per annum

Edwin  
Thompson







## BRIEF RESUME

- Hybrid Business Unit—May suit Workshop, Storage, Distribution
- Plastered out
- Roller shutter door
- Surface mounted LED lights
- Potential for Offices, Treatment Rooms/Studios subject to tenant works
- GIA 233.64 sq m (2,514 sq ft)
- Private Parking

## LOCATION

Tweed Business Park, formerly Tweed Mills, forms part of a well-established and highly regarded commercial complex set within a collection of characterful nineteenth-century former textile mill buildings. The park is located approximately one mile north-east of Selkirk town centre, occupying a prominent position within the Riverside area — a location that has benefitted from significant regeneration and is now recognised as one of the Scottish Borders' principal business destinations.

Selkirk sits at the heart of the Scottish Borders, strategically positioned between Galashiels (approximately 7 miles to the north) and Hawick (around 11 miles to the south), the region's two largest towns. This central location allows businesses based at Tweed Business Park to serve a wide regional catchment. Selkirk itself has a population of 4,663 (2022 Census), with approximately 53,000 people living within a ten-mile radius and an average household income of £26,993.

The town enjoys excellent road connectivity, with direct access to the A7, providing north-south links through the Borders to Edinburgh and Carlisle. Further connections to the national road network are available via the A68 trunk road, offering routes to Newcastle and the east coast. This level of accessibility makes Tweed Business Park an attractive base for businesses operating locally and across the wider region.

Historically, Selkirk was a key centre of the Borders' textile industry, with Tweed Mills forming part of a network of mills developed along the River Tweed during the nineteenth century. Following the decline of the textile sector, the Riverside area has been the focus of extensive public and private investment, transforming it into a modern commercial location while retaining its historic character.

Tweed Business Park has been comprehensively redeveloped to provide high-quality business accommodation within a contemporary park setting. The estate supports a diverse range of occupiers across Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses, as defined under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The wider Riverside area has benefitted from continued investment, including the refurbishment of Ettrick Mill to create the Ettrick Riverside Business Centre, alongside developments such as Yarrow Mill, Oregon Timber's redevelopment of the former Portland Timber site, the Scottish Borders Housing Association offices, Charles Brodie & Sons depot, and a variety of commercial units throughout Ettrick Park.

Together, these developments have established the Riverside area as one of the Scottish Borders' most important commercial hubs, offering an attractive, well-connected and proven environment for a wide range of business occupiers.

## DESCRIPTION

7B is a self contained ground floor open plan unit within a two storey office building towards the centre of Tweed Mill Business Park constructed around 2008 as part of the redevelopment of the former Gardiners Mill complex into a modern business park.

The building is of steel portal framed construction with render faced blockwork external elevations. The pitched roof is finished in insulated composite box profile cladding incorporating translucent roof lights. Rainwater goods comprise metal box guttering with PVC downpipes. Windows and doors comprise UPVC framed double glazed units.

There are entrance doors to the front and rear with a metal roller shutter door to the north elevation.

Internally, the walls are strapped and plasterboard lined with skimmed finish to the walls and ceiling. The WC is formed to an accessible standard with timber stud work partitions design with similar finishes. Lighting consists of surface mounted LED units.



### ACCOMMODATION

Open plan unit with WC to north-west corner.

### AREAS

The unit has been measured to an approximate Gross Internal Area of 233.64 sq m (2,514 sq ft)

### SERVICES

Mains electricity, water and drainage

### RATEABLE VALUE

No Rateable Value was identified from our check of the Scottish Assessors Association Website.

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within England and Wales (subject to application and eligibility). This relief is reviewed annually in accordance with the budget.

### LEASE TERMS

Each 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.

### VALUE ADDED TAX

All prices, premiums and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction. It is our understanding that this unit is elected to VAT. VAT will be payable on the agreed rent.

### LEGAL COSTS

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

### VIEWINGS

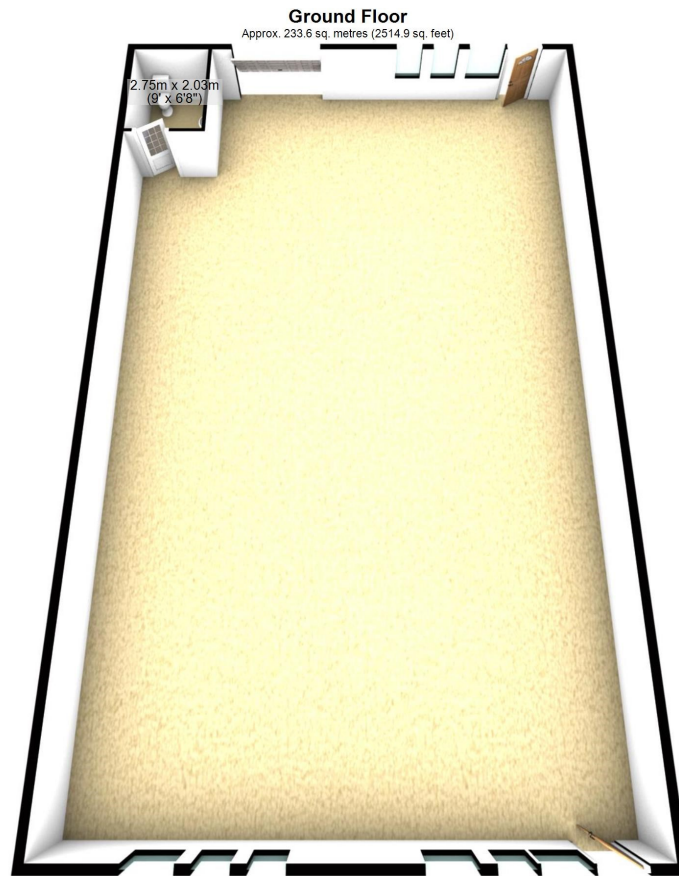
Strictly by appointment only.

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Total area: approx. 233.6 sq. metres (2514.9 sq. feet)



# Hybrid Business Unit

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