

To Let - General Purpose Unit

Site near Chirnside, Berwickshire, Scottish Borders TD11 3YU

Edwin
Thompson



General Purpose Unit

Site near Chirnside, Berwickshire, Scottish Borders TD11 3YU

- Clear span portal framed insulated unit
- New build.
- Gross Internal Area 780.67 sq m (8,400 sq ft)
- Good Access
- Eaves height c. 7 m
- Vehicular roller shutter door access

Rental on Application. All Enquiries Invited

Ref. GW4853

General Information

The unit is situated on the outskirts of Chirnside.

Chirnside is a small village with a population of approximately 1,459 according to the 2011 population census.

The settlement is situated approximately 10 miles west of Berwick-upon-Tweed to the eastern fringe of the Scottish Borders.

Berwick-upon-Tweed (population 14,000), catchment area of 42,000 is situated around equi-distance between Edinburgh to the north and Newcastle-upon-Tyne to the south (65 miles each way).

It is served by the A1 (T) and the main line east coast railway network providing regular access to Edinburgh and Newcastle-Upon-Tyne (approximately 45 minutes each way) and London (approximately three and a half hours).

Although a relatively small town Berwick-upon-Tweed is regarded as a principal market town for Northumberland and the east of the Scottish Borders. It offers a full range of retail, leisure and banking facilities. The town benefits from a significant tourism sector. The population is said to double the residential population during the summer season.

Description

New Build General Purpose Unit.

The building is of clear span steel portal framed construction under a pitched roof finished in insulated composite box profile sheeting supported on galvanized z purlins incorporating roof lights to approximately 10% of the surface area of the roof. The external elevations are finished with concrete walling to lower level with insulated composite box profile sheeting supported on galvanized z purlins above.

The salient details for the unit include:

- ❖ Steel portal framed construction;
- ❖ Clad in insulated box profile sheeting;
- ❖ Good access;
- ❖ Vehicular access roller shutter door
- ❖ Solid concrete floor with float finish;
- ❖ Eaves Height c. 7 m;
- ❖ Insulation to roof c. 120 mm;
- ❖ Insulation to sides c. 100 mm;
- ❖ Well suited to storage or distribution uses (Class 6)

Areas

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Gross Internal Area	864	9,300

E & oe Measurements taken using a laser measurement device.

///Whazwords

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Services

Mains electricity.

Lease Terms

Available by way of a new lease on FRI terms. In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

Rent

Rental on application.

Value Added Tax

All prices, premiums and rents quoted are exclusive of VAT.

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

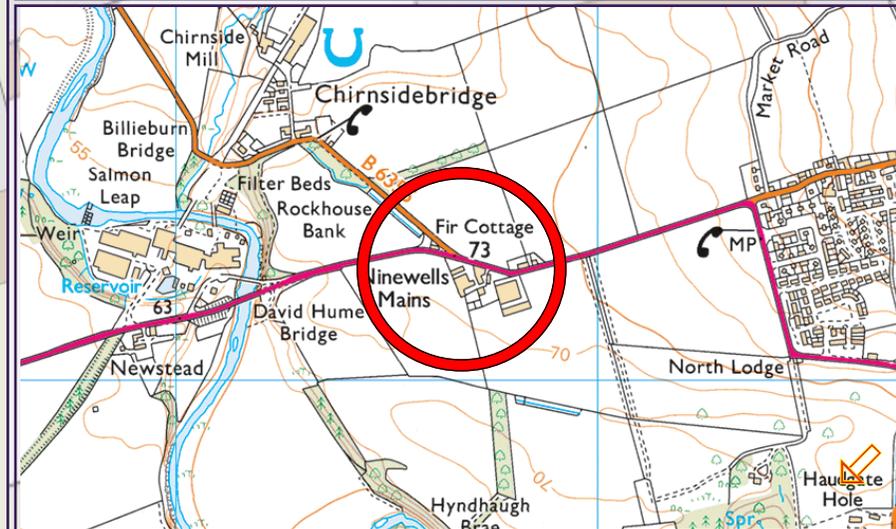
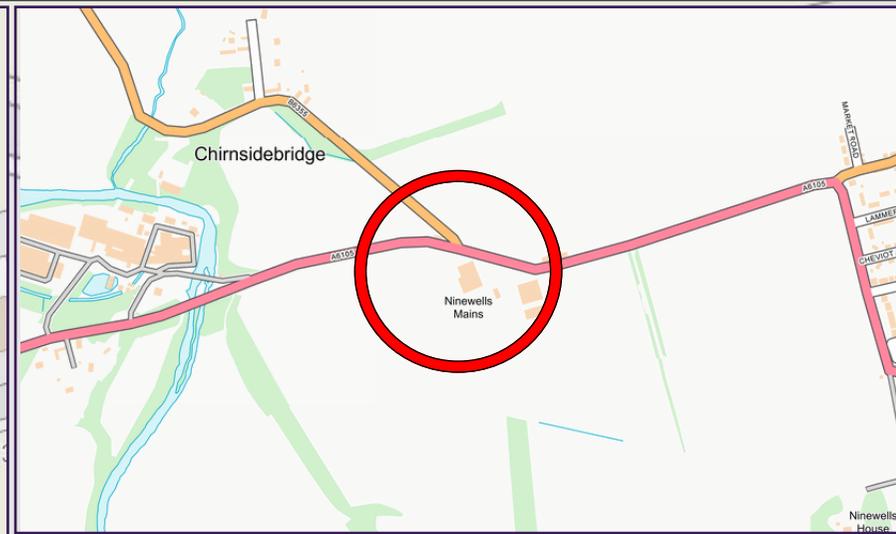
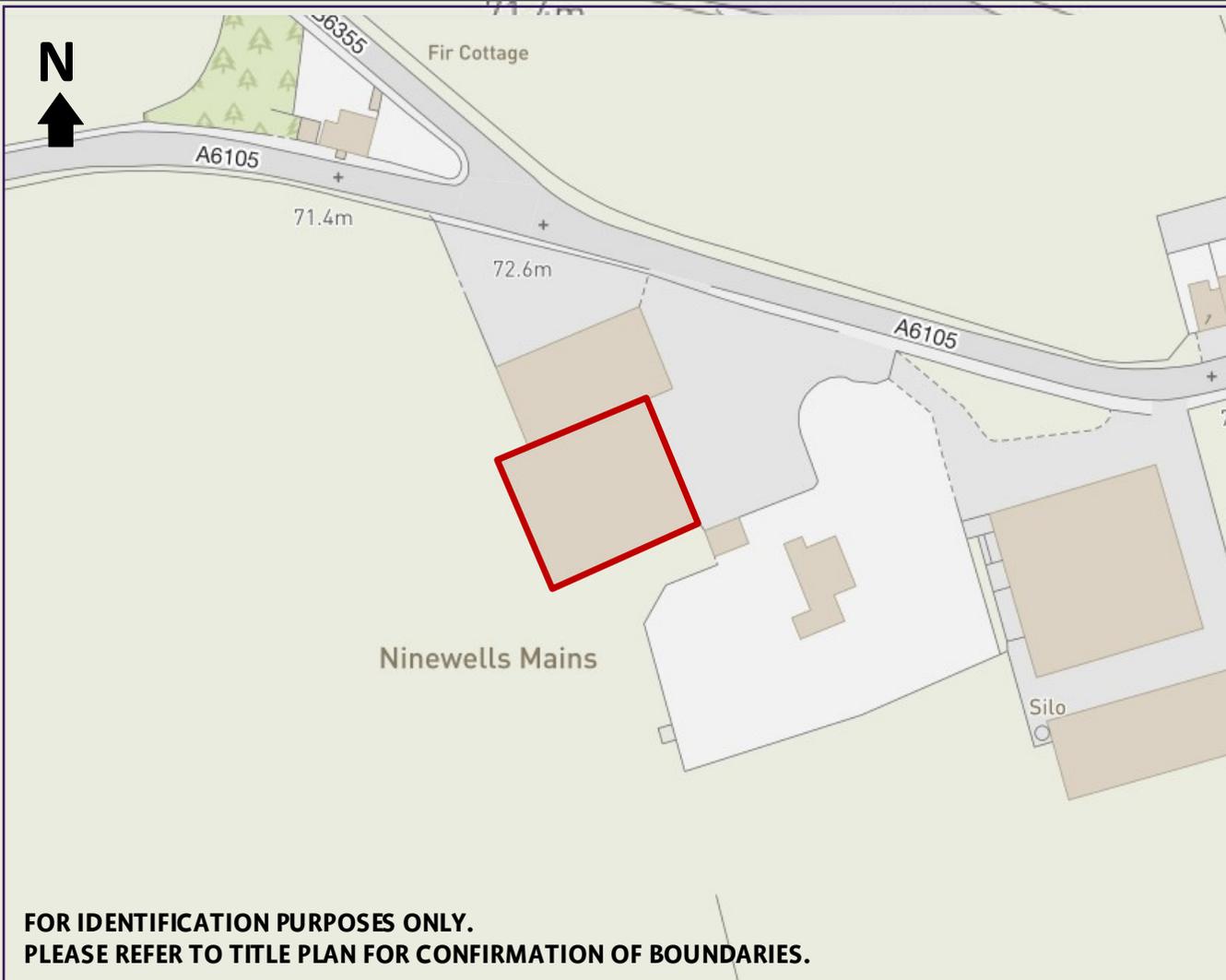
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**FOR IDENTIFICATION PURPOSES ONLY.
PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle upon Tyne
Windermere

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