

BLOCK 11, UNITS 1 and 2

Tweedbank Industrial Estate, TD1 3RS

Pair of interlinked Clear Span Industrial Unit Located in a Strategic Location at Tweedbank. GIA 691.54 sq m (7,442 sq ft)
To Let • Guide Rent £6.50/sq ft per annum . As a whole or potentially separate units of 345.77 sq m (3,720 sq ft)

Edwin
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BRIEF RESUME

- Clear Span Industrial Unit
- Steel Portal Construction
- Insulated Wall & Roof Cladding
- 3 Phase Power Supply

DESCRIPTION

Block 12 Unit 5 is a clear span industrial unit of steel frame construction with insulated wall and roof cladding. The front elevation incorporates a sectional vehicular access door along with a personnel door to the front of the unit.

Internally the property provides an open clear space and has a solid concrete floor throughout. There is a good level of natural light and a 3 phase power supply.

Staff and visitor car parking is to the front of the unit.

AREAS

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

Description	Sq m	Sq Ft
Unit 1	358.18	3,721
Unit 2	358.18	3,721
Total	691.54	7,442

E & oe Measurements taken using a laser measurement device.

LOCATION

This unit is towards the centre of Tweedbank Industrial Estate, a strategic location approximately one mile to the east of Galashiels.

Tweedbank is a planned new village which was established in the 1970s. It was planned with a distinct layout with the residential element to the west and the Industrial Estate to the east.

Within recent years there has been a significant expansion to the village with the completion of the Weavers Linn housing development to the south. According to the 2019 mid-year population estimates compiled by National Records of Scotland the population is 1,990 representing an increase of around 12% over the population recorded at the 2001 census (1,780).

The Borders Railway was completed in 2015 providing a direct link between the Central Borders and Edinburgh Waverley. Tweedbank Station a short distance to the North is the southern terminus of the line. The journey time between Galashiels and Edinburgh city centre by train is approximately fifty-five minutes with departures every thirty minutes, or so. Prior to restrictions on weekdays the first train departed before 05:30 and the last train at 23:32. Tweedbank is also well situated within the Central Borders benefitting from good access to

the national roads network to the A68 trunk road and A7 arterial route via the A6091 trunk road (Melrose Bypass) via roundabouts to each end of the village. Tweedbank Industrial Estate's central position means that it is within a ten-minute drive time of the core population concentration within the Central Borders including Galashiels, Selkirk, Melrose, Tweedbank, Earlston, Newtown St Boswells and St Boswells.

SERVICES

Mains water, electricity, gas and drainage

PLANNING

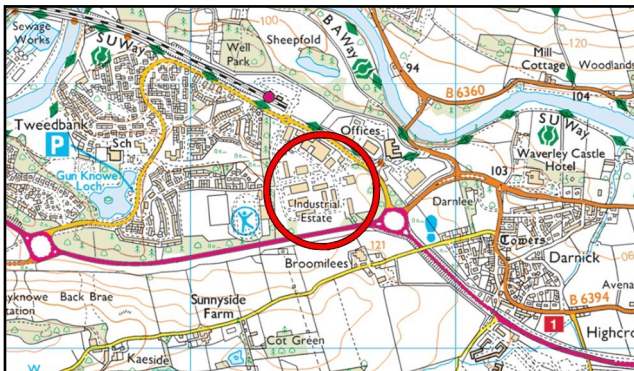
This site is zoned for retention of Business and Industrial Uses, which supports a range of uses within the Town and Country (Used Classes) (Scotland) Order 1997 (as amended) including:
Class 4 (Business / Light Industrial Use)
Class 5 (General Industrial)
Class 6 (Storage / Distribution)

LEASE TERMS

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

VALUE ADDED TAX

Any prices are exclusive of VAT. Tweedbank Industrial Estate is elected to Value Added Tax which will be payable on the Rents at the prevailing rate.



VIEWING

By appointment with the sole agents.

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