

To Let - Modern Storage Facility (Refrigeration if required)

Pylawfoot, Spylaw, Kelso, Roxburghshire TD5 8DY

Edwin
Thompson



Highly Flexible Modern Storage Facility

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- Highly Flexible Clear Span General Purpose Units
- Available as a Whole or as four separate Units
- Gross Internal Area
- Very Modern Facility. Most building constructed between 1996 & 2014
- Insulated. Modern Refrigeration Units
- Class 4 (Business)/ Class 6 (General Industrial) subject to planning
- Excellent Access. Concrete Surfaced Yard

Rental on Application

Ref. **GW4853**

General Information

A stand-alone site within a rural yet readily accessible position just 1.5 miles south of Kelso town centre.

Kelso is a traditional market town with a relatively affluent catchment area providing a higher than average disposable income supporting a good range of independent retailers.

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. The settlement is conveniently located within the Central Borders, approximately 18 east of Galashiels, 44 miles south of Edinburgh.

Whilst a rural position there is a New Holland agricultural dealership a short distance to the east at Hunters Hall, together with a Rally Car preparation and repair workshop, a coal yard and a haulage yard.

Satellite Navigation

For those with Satellite Navigation the Post Code is **TD5 8DY**

Description

A modern (Cold) Storage Facility occupying a highly accessible stand-alone site approximately one mile South of Kelso within the Central Scottish Borders.

South Building:

The South Building was constructed between 1998-2000. This is a clear span insulated cold store of steel portal frame construction clad in insulated composite box profile cladding supported on galvanised purlins. The roof incorporates translucent rooflights. The building has metal box gutters and pvc downpipes within metal boxguards.

There are two electrically operated sectional vehicular access doors to the east elevation, together with the main personnel door. In addition there are vehicular access doors to the south and rear of the rear section of this building. A full height partition has been installed approximately mid-depth of this unit.

There is a lean-to extension to the east of the southern end.

North Building:

Four interlinked clear span buildings. The Original cold Store to the western end would appear to date to around the 1970s. It would appear to be of steel portal frame construction finished in box profile sheeting with foam insulation internally. The two northern most bays are open fronted to the north elevation, providing useful covered loading area. The vehicular access door to the north has approximate opening dimensions of c. 3.05 m wide x 4.00 m high.

The two buildings to the middle are each steel framed finished in plastisol coated insulated box profile cladding believed to date to around 1996-1997. The eastern most of the two has vehicular access doors to each gable with opening dimensions of approximately 5m x 5m which provides scope for lorries to drive through for loading/unloading if desired. Alternatively, it also provides useful additional storage. The Eastern most building is of similar construction, but is more recent having been built in 2012. There is a vehicular access door to the east gable end with opening dimensions of 5.00 m x 5.00 m.

Lighting predominantly comprises sodium units.

The buildings occupy a site of approximately 1.70 ha (4.20 acre) with concrete yard areas to the south and east. The site has excellent access via a private tarmac road off the B6436 to the east. There is a concrete spine road to the front and rear.





Areas

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate Gross Internal Areas:

Description		Eaves (m)	Ridge (m)	Sq m	Sq Ft
North Building	West	6.61	10.79	745.35	8,020
	West Open	6.61	10.79	367.96	3,959
	Mid-West	6.75	9.80	659.56	7,097
	Mid-East	6.40	8.55	490.88	5,282
	East	7.50	11.55	1,104.48	11,884
South Building	Main	6.75	10.60	1,807.50	19,449
	Lean-to	4.30 lowest	6.65	219.92	2,366
Total				5,395.65	58,057

E & oe Measurements taken using a laser measure

Planning

This site is outwith a defined settlement boundary. Most units have been constructed specifically as Cold Stores.

However, in settings of this nature there is precedent for Business and Industrial Uses, subject to planning, 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 haulage yards, veterinary surgery, vehicle sales, vehicle repairs, taxi or vehicle hire depot, or similar subject to Planning.

Rateable Value

To be assessed. Rates Poundage 2022/23: £0.49

Services

Mains electricity and water.

Lease Terms

Please contact Edwin Thompson to discuss lease terms.

Entry

On conclusion of legal missives.

VAT

Unless otherwise stated the prices quoted 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.

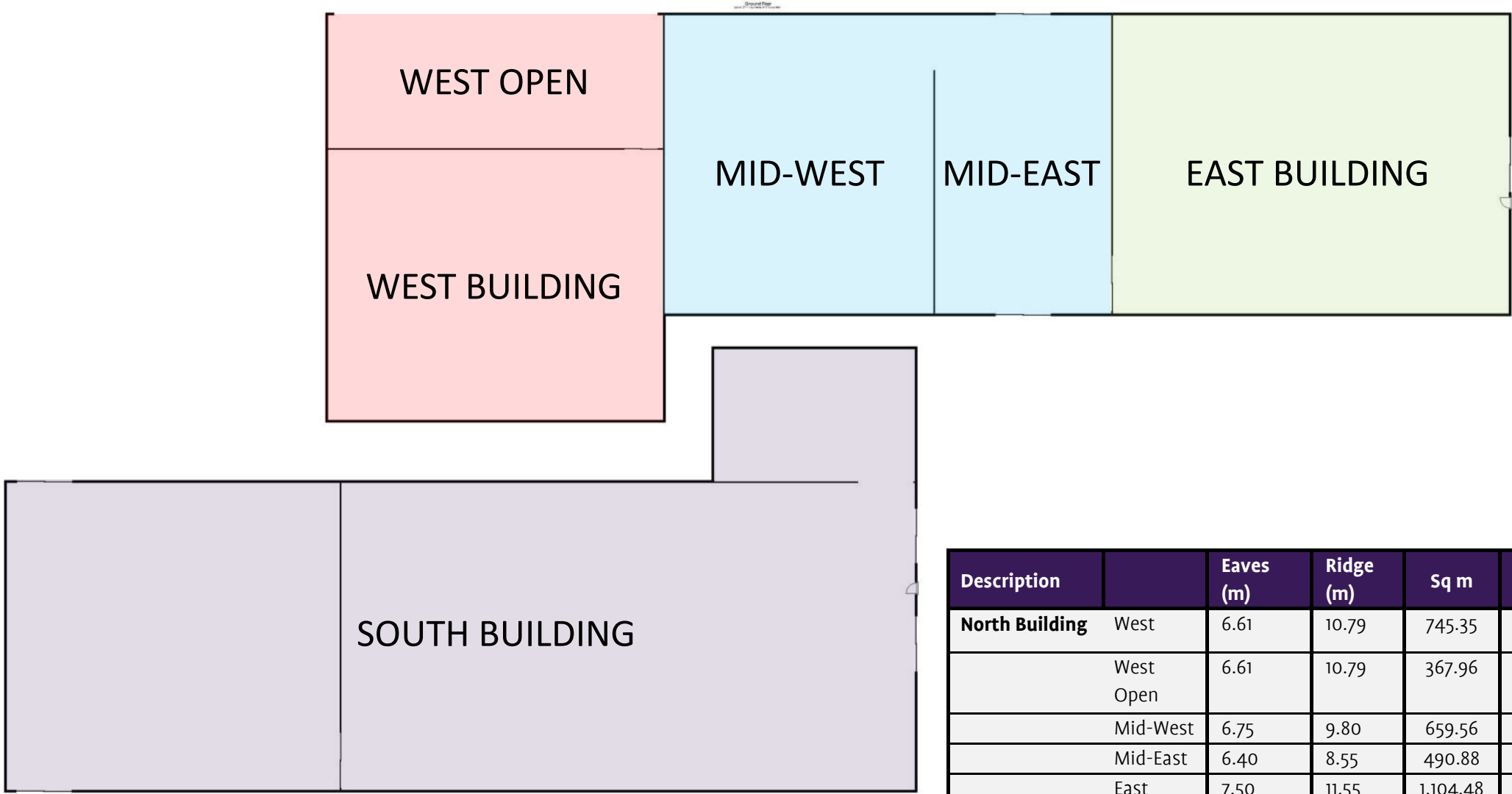
In the normal manner, the in-going tenant will be liable for any Land and Buildings Transaction Tax, Registration Dues and VAT thereon., where applicable.

Viewing

By appointment with the agents:

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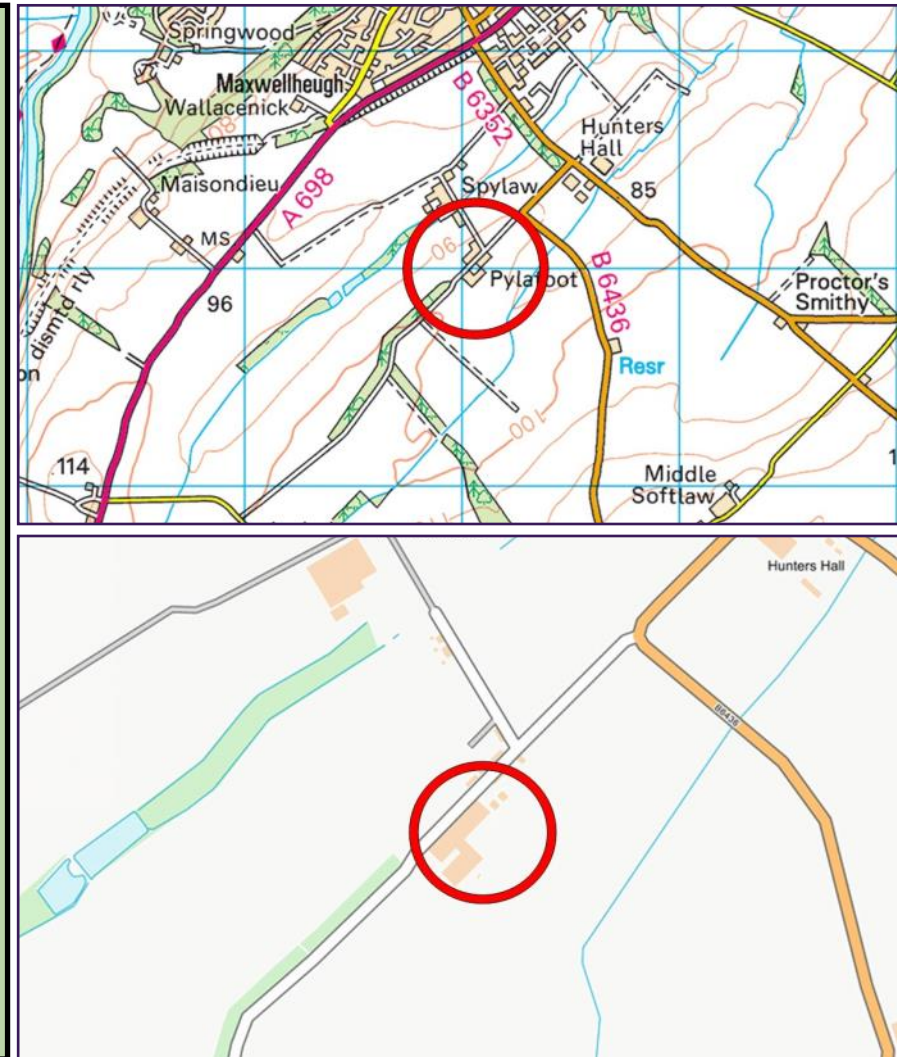
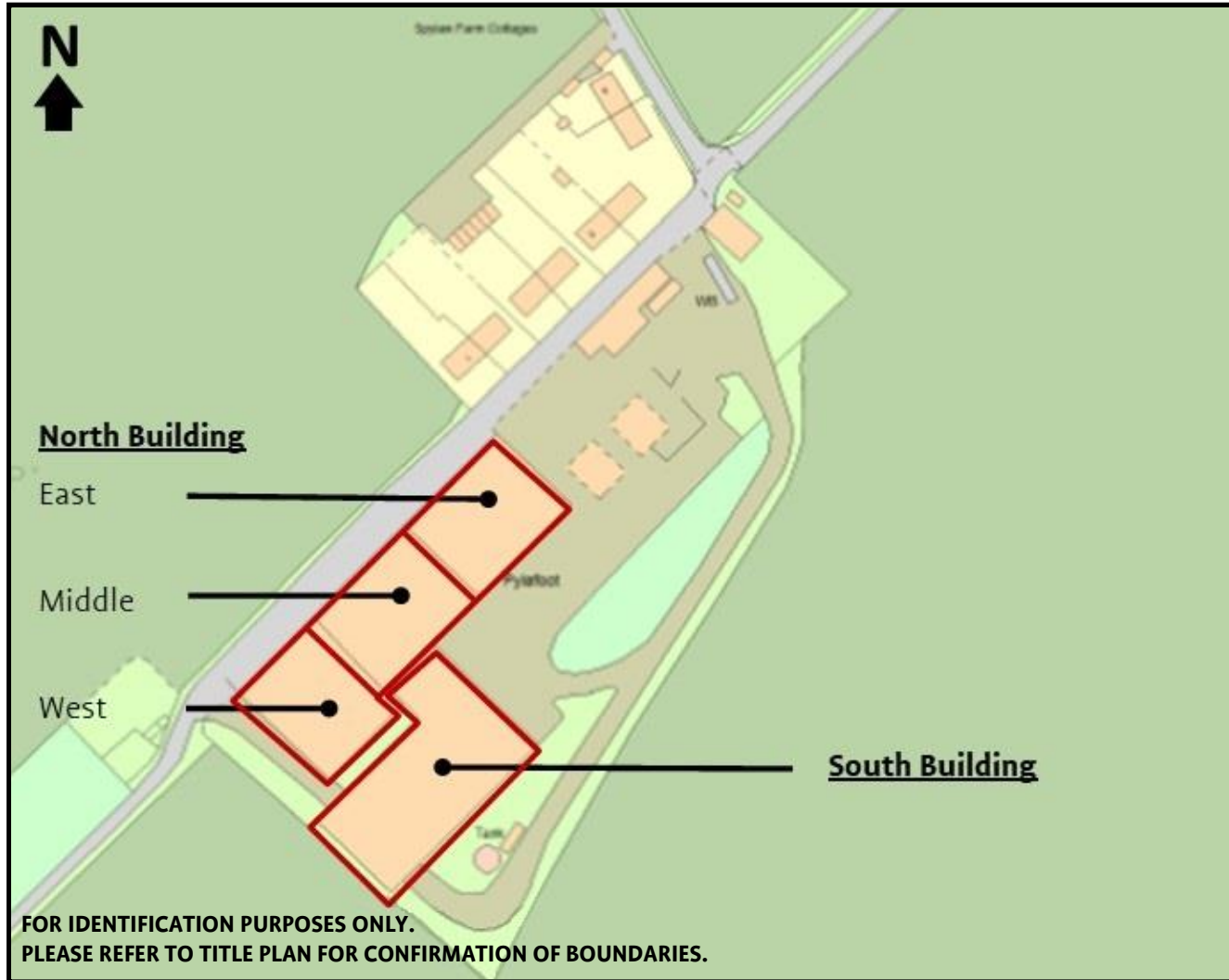


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