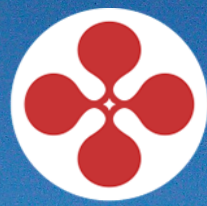


# TWEED BUSINESS PARK

DUNSDALE ROAD, SELKIRK, SCOTTISH BORDERS TD7 5DZ

Edwin  
Thompson



## High Quality Offices and Business Units

- Sizes to Accommodate Most Requirements
- From Single Offices to Regional Headquarters
- Flexible Terms
- Low Service Charge
- Competitive Rents



# TWEED MILL BUSINESS PARK

DUNSDALE ROAD, SELKIRK, SCOTTISH BORDERS TD7 5DZ

**A MODERN BUSINESS PARK PROVIDING HIGH QUALITY, FLEXIBLE AND ADAPTABLE SPACE IN THE CENTRAL BORDERS.**

**UNITS CAN BE SUBDIVIDED TO MEET REQUIREMENTS.**

## GENERAL INFORMATION

Tweed Business Park, formerly Tweed Mills comprises a complex of nineteenth century former textile mill buildings, located one mile to the north east of Selkirk town centre.

Selkirk is situated in the central hub of the Scottish Borders, to the east of the Ettrick and Yarrow Valleys. The town benefits from good road connections to the other main towns in the Scottish Borders, Edinburgh (and the north), Carlisle (and the west) and Newcastle (and the south) via the A7 arterial route and the A68 trunk road.

A number of mills, including Tweed Mills, were developed in the Riverside area of Selkirk during the nineteenth century to accommodate a vast growth in the textile industry. Substantial redevelopment works have been undertaken over the past decade in the area to provide a new lease of life to the area following the decline in the textile industry. The area has been transformed into a superb location for both local and incoming business to locate to.

**CONVENIENT CENTRAL BORDERS LOCATION**

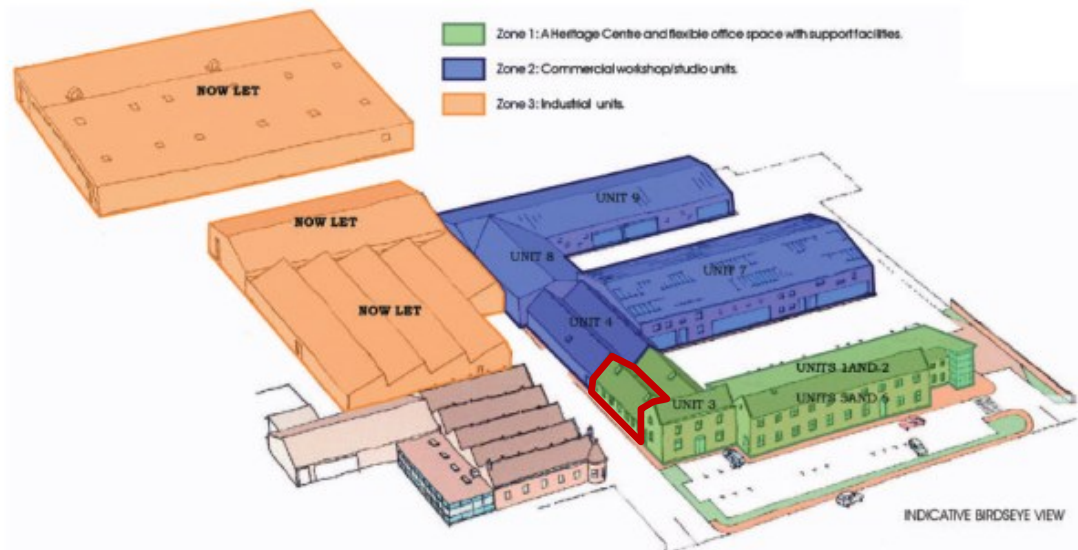
**PLENTIFUL PARKING**

**RETAIL OUTLET AND COFFEE SHOP ONSITE**

**ALL ENQUIRIES INVITED**

## AVAILABILITY

UNIT	AREA	DESCRIPTION
1	4,379 sq ft	Coffee Shop & Retail Outlet
2	1,557 sq ft	NOW LET: Offices
3a	944 sq ft	NOW LET: Offices
3b	588 sq ft	NOW LET: Offices
3c	836 sq ft	Offices
4	2,477 sq ft	NOW LET: Offices
4b	2,938 sq ft	NOW LET: Workshop
5	1,700 sq ft	Offices
7e	2,516 sq ft	Offices
8a	1,424 sq ft	NOW LET: Offices
8b	879 sq ft	NOW LET: Offices
9b	1,250 sq ft	NOW LET: Workshop / Offices
9c	1,250 sq ft	NOW LET: Offices
10a	4,161 sq ft	NOW LET: Workshop
10a	1,220 sq ft	NOW LET: Office
20	8,036 sq ft	NOW LET: Workshop and yard
21	3,659 sq ft	NOW LET: Workshop and yard



**SINCE ACQUIRING THE SITE J S CRAWFORD ESTATES HAVE COMPREHENSIVELY RE-DEVELOPED THIS AREA TO FORM A UNIQUE, MODERN BUSINESS PARK PROVIDING HIGH QUALITY, FLEXIBLE AND ADAPTABLE BUSINESS SPACE.**

**THE SITE IS ACCESSED VIA DUNSDALE ROAD TOWARDS THE CENTRE OF THE RIVERSIDE BUSINESS PARK. THE CONFIGURATION OF THE SITE PROVIDES DISTINCT BUSINESS ZONES. THERE IS AMPLE CAR PARKING AND A BUS STOP.**

**HIGH QUALITY OFFICES AND WORKSHOPS FROM 588 SQ FT TO 11,654 SQ FT.**

Occupiers at Tweedmill include Panton McLeod, One Step Borders, Marsh and Riddell, My7 Wholesale, NS24 Ltd, TurfPlus Ltd.

#### **OFFICES**

The modern offices have been built to a high specifications, features include:

- Full disabled access
- Passenger lift (unit 7)
- Raised access floors
- Gas central heating
- LG7 Lighting
- Energy Efficient design
- Cat 6 Cabling in situ
- Excellent transport connectivity

#### **WORKSHOPS**

Well suited to a wide range of uses including factory and warehousing

#### **RATEABLE VALUE**

The Rateable Value of the available units effective from 01-April-2023:

Unit 1:	£30,400
Unit 3C:	£8,100
UNIT 5:	£19,600
UNIT 7E:	£15,200

#### **SERVICE CHARGES**

A service charge will be payable in relation to the maintenance of the common parts. Further information is available from the letting agents.

Please see the schedule of areas on page 2 for current availability.

***FLEXIBILITY TO MEET YOUR FUTURE REQUIREMENTS  
OPTION TO EXPAND TO LARGER UNIT WITHIN THE ESTATE DURING YOUR TENANCY\****





### 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

Any prices 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.

### VIEWING AND FURTHER INFORMATION

By appointment with the sole agent, Edwin Thompson who would be pleased to discuss your potential requirement.

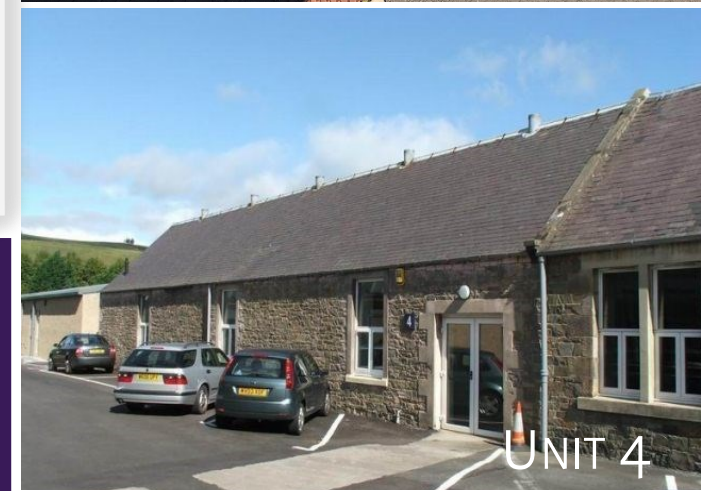
We will seek to tailor a proposal to meet your individual requirements where possible.

\*Flexible lease arrangements subject to availability and conditions. Further information available from the agents.

### IMPORTANT INFORMATION

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for the guidance of prospective tenants. They do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.



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