



Tweedside Park

TO LET

New-Build Grade
A Offices

TWEEDBANK
GALASHIELS
SCOTTISH BORDERS
TD1 3TE



Tweedside Park

A strategically positioned office development on Tweedside Park within Tweedbank in the Central Scottish Borders at the gateway to the Southern terminus of the Borders Railway link between Edinburgh and Tweedbank, approximately one mile to the east of Galashiels.

Tweedbank is a planned new village which was established in the 1970's. The village is characterised by a cluster of developments along Tweedbank Drive the central spine road. It has been planned with a distinct layout with a residential element to the west and the industrial estate to the east. Within the core of the residential section there is a village centre with facilities including a Primary School, Convenience Store, Salon, Public House with Restaurant and Office Building currently occupied by Scottish Government Rural Payments and Inspections Division. There is also a park and manmade 'Loch'. Within recent decades there has been significant expansion of the village with the completion of the Weavers Linn housing development to the south.

According to the 2020 Mid-Year Population Estimate compiled by General Records of Scotland, the population was 1,990 a small drop relative to the 2011 Population Census (2,100). The settlement is well situated within the Central Borders benefitting from good access from the A6901 Trunk Road (Melrose Bypass) with roundabouts at each end of the village.

A strategically located new-build office development

Communal entrance core and amenities

IPMS 3/ Net Internal Area
333.31 sq m (3,586 sq ft)

Ideally positioned for the Borders Railway

Shell Condition ready for tenant fit-out



Location

This building is situated to the east of the Station Car Park accessed off the roundabout serving the station. Existing occupiers include Radio Borders, Stewart Technology, Scottish Executive Public Pension Agency, Gall Robertson Accountants. Other occupiers within the building include CGI IT Services who have the contract with Scottish Borders Council as primary provider of 'end' to 'end' managed IT services until 2040. Consent has also been approved for a

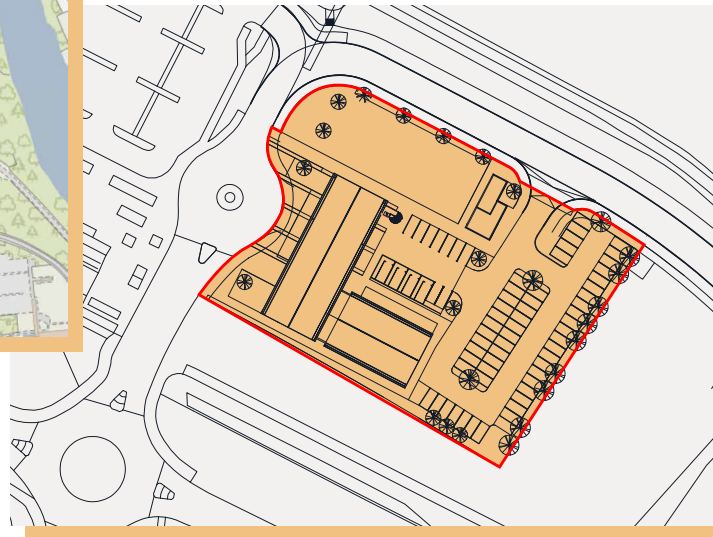
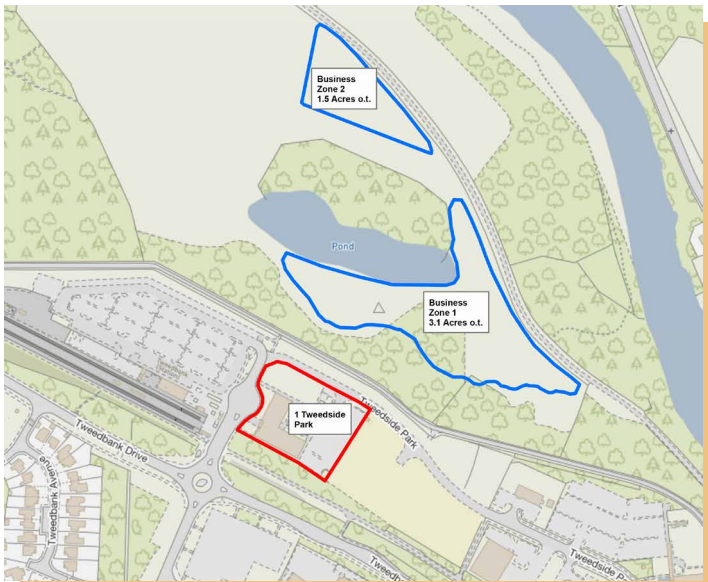
'Gateway' development at the east entrance to Tweedbank off the Broomilees roundabout by New Land Assets. This development is reported to be anchored by a BP filling station, Marks and Spencer Kiosk, Drive Through Costa Coffee Shop. There were also proposals for a Premier Inn which have been withdrawn and replaced with a Lidl Supermarket.

The Borders Railway Link was completed in September 2015 re-establishing passenger services between Edinburgh Waverley and the Central Borders in September, the area has been earmarked as a strategic development location. Much of the land at Lowood South is earmarked for housing and business development.

The journey time from Tweedbank to Edinburgh City Centre by train is approximately fifty-five minutes with departures every thirty minutes or so during peak times. On weekdays the first train departs from Tweedbank at 04:49 and the last train at 23:29.

Planning

This area is zoned for retention of Business and Industrial Uses. Established Consent for this building is Class 4 (Business/ Light Industrial Use) of the Town and Country (Used Classes) (Scotland) Order 1997 (as amended) which supports a range of uses including Research and Development Businesses.

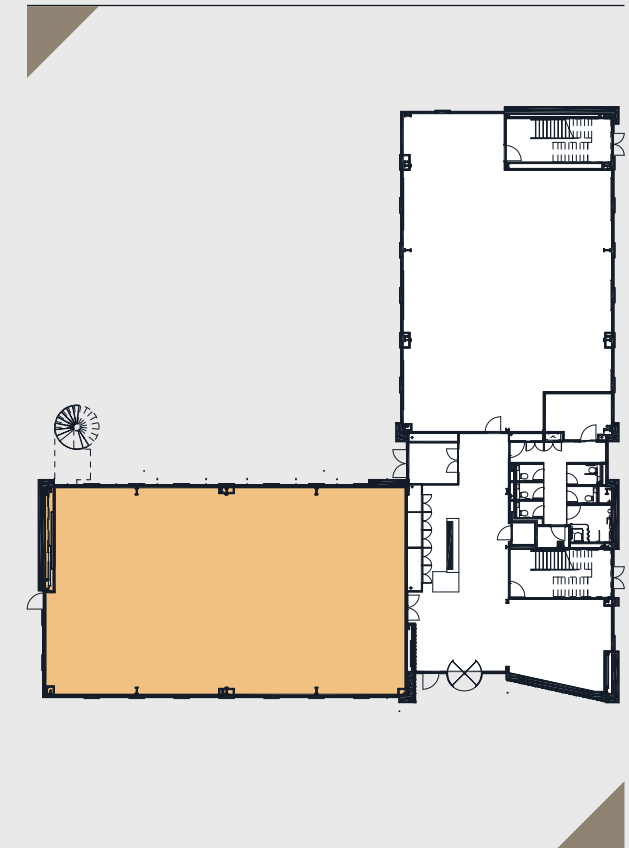


Accommodation

Communal Entrance Foyer with Ladies Gents and Accessible WCs.

Description	Sq m	Sq Ft
Ground floor suite	333.31	3,586

Ground Floor Plan



Rateable Value

Currently assessed to a Rateable Value of £33,000 effective from 06-Jan-2022.

Rates Poundage 2021/22: £0.49

Energy Performance

This building has been constructed to a high standard of energy efficiency with an Energy Performance Rating of A15.

Services

All mains services connected.

Lease Terms

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

Rental

Rental on application - Available as a whole.

Entry

On conclusion of legal missives.

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.

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.

Service Charge

A service charge will be payable in relation to the maintenance and upkeep of the common parts of the building and estate. Further information is available from the letting agents on application.

Contact

Peter l'Anson

T 0131 473 3233

M 07785 970 678

E peter.i'anson@ryden.co.uk

Ryden

Simon Sanderson

T 01896 751300

M 07826 871850

E s.sanderson@edwin-thompson.co.uk

Edwin
Thompson



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