

To Let

**Warehouse/Industrial Unit
Tweedmill
Dunsdale Road
Riverside
Selkirk
TD7 5DU**

**Edwin
Thompson**



Highly flexible former factory unit situated on this vibrant business park within one of the main commercial areas of the Scottish Borders. Well suited to a wide range of uses including factory and warehousing

GIA 1,082.18 sq m (11,645 sq ft) currently fitted out with eight offices, kitchen, staff room, ladies and gents w.c.s and shower room, scope to amend fit out to meet tenant's individual requirements subject to status.

Highly competitive rents.
Incentives may be available subject to status.

Rental on application.



Ref: C451(G)

76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

T: 01896 751300
F: 01896 758883
E: galashiels@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin Thompson



General Information

Tweedmill comprises a vibrant business park providing modern accommodation tailored to suit individual tenant's requirements.

The site formerly comprised Gardiners of Selkirk textile mill which has been subject to extensive redevelopment and refurbishment over the past decade transforming the site into one of the region's principal business destinations.

Occupiers at Tweedmill include Lochcarron of Scotland production with retail outlet and franchise Starbucks coffee shop, Stark Main & Co. chartered accountants, Borders Sport and Leisure Trust, Foster Carers Associates, Murray Hogarth, NHS Borders and the UK Identity and Passport Service.

Highly competitive rents.
Incentives may be available subject to status.

Description

A refurbished clear span factory unit with extensive yard, available with early entry. The specification includes:

- > Vehicular roller shutter doors to north and west elevation.
- > 5 metre eaves height.
- > Concrete floor.
- > Extensive yard/parking to north.
- > High quality fit out – offices with perimeter trunking incorporating CAT 5E/6 cabling.
- > Fire alarm system.
- > Intruder alarm.

Accommodation

Ground Floor: Entrance hall, reception office, main hall, five offices, kitchen/canteen, changing room with two shower cubicles, ladies w.c.s with two wash hand basins and two cubicles each with low flush unit, gents w.c.s with two wash hand basins, two urinals and w.c. cubicle with low flush unit, disabled w.c. with low flush unit and wash hand basin, main warehouse/factory.

First Floor: Landing, two offices.

Subject to status, there may be scope to amend the layout to suit individual requirements.

Areas

The premises have been measured in accordance with the RICS Code of Measuring Practice to provide a gross internal floor area of 1082.20 sq m (11,645 sq ft).

Services

Mains water, drainage, gas and 3 phase electricity. Gas fired central heating to main offices via Worcester Green Star boiler.

Heated ventilation system to internal offices. Powermatic gas fired space heaters to main unit.

Rateable Value

Assessed to £30,200 effective from 1 April 2010.

Service Charge

A nominal service charge may be levied in respect of maintenance of the common parts of the estate. Further information available from the letting agents.

Lease Terms

The unit is available by way of a Full Repairing and Insuring lease. Lease terms are flexible. Highly competitive rent. Introductory incentives may be available subject to status and detail of lease terms proposed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the normal manner, the in-going tenant will be liable for any Land Tax, registration dues and VAT thereon.

Entry

On conclusion of legal missives.

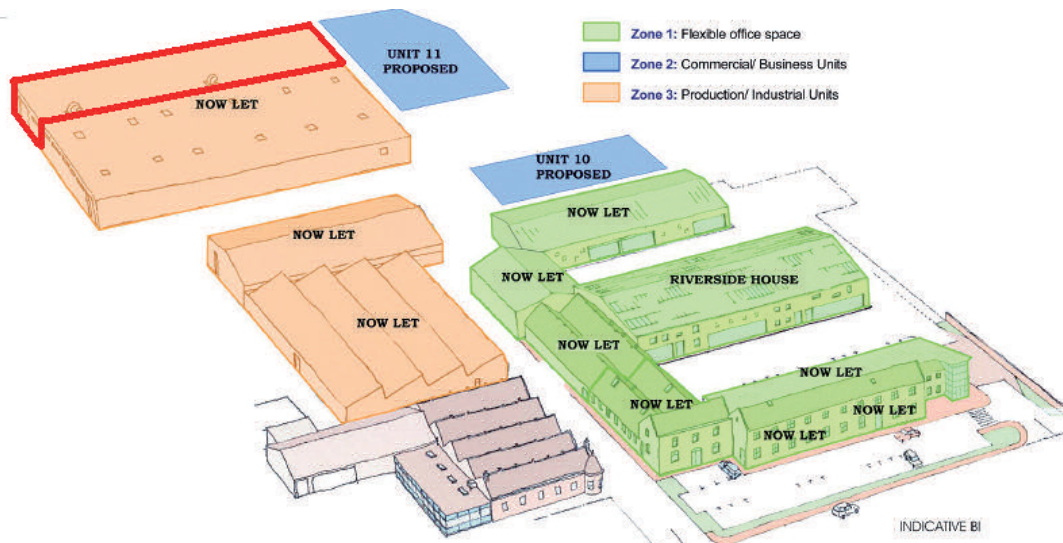
VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

Viewing

Strictly by appointment with the sole letting agent:

Edwin Thompson LLP Tel: 01896 751300
76 Overhaugh Street Fax: 01896 758883
Galashiels E-mail: s.sanderson@edwin-thompson.co.uk
TD1 1DP



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Preston
Windermere

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Registered office:
28 St John's Street, Keswick,
Cumbria. CA12 5AF

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5. These particulars were prepared in April 2011.