

A MODERN CLEAR SPAN SEVEN BAY COMMERCIAL
BUILDING SITUATED IN A PROMINENT ROADSIDE POSITION
ON THE EASTERN ENTRANCE TO GALASHIELS

TO LET / MAY SELL
COMMERCIAL UNITS / VACANT LAND
EASTER LANGLEE INDUSTRIAL ESTATE
MELROSE ROAD GALASHIELS TD1 2UH



GROUND FLOOR **1,890.00 SQ M** (20,336 SQ FT)
FIRST FLOOR **186.28 SQ M** (2,004 SQ FT)
AVAILABLE AS A WHOLE OR IN UNITS FROM 2,000 SQ FT
SITE AREA 3.09 ACRES
FLEXIBLE LEASE TERMS
RENT ON APPLICATION - ALL ENQUIRIES

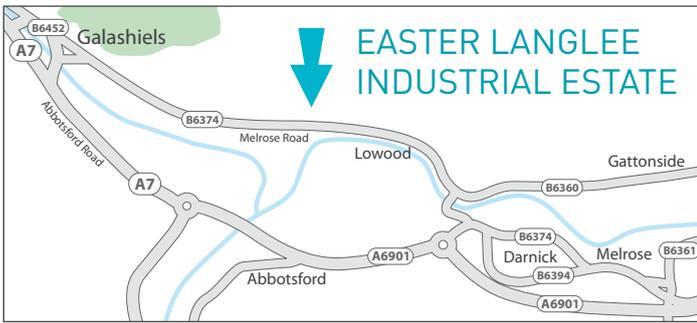
GENERAL INFORMATION

The subjects comprise a modern seven bay commercial building situated in a roadside position at Melrose Road on the eastern entrance to Galashiels.

Galashiels with a population of approximately 14,000 is one of the main commercial centres for the Borders region effectively serving a population of in excess of 110,000. The town benefits from good road links to the other Borders towns, Edinburgh and the North of England via the A68 trunk road and A7 arterial route.

Other occupiers at the estate include Clelands Volvo and Jaguar dealership, Arkay Clothing, Hireline, Lux Traffic Control Management and Merlin Veterinary Surgery.

The subjects are considered to offer potential for a variety of uses including Class 4 (Business/ Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution) of the Town and Country (Use Classes)(Scotland) Order 1997. We would also anticipate that there may be scope for trade counter use and a range of sui generis uses in keeping with the existing uses at the estate.



DESCRIPTION

A modern clear span seven bay commercial building of conventional steel frame construction clad in insulated composite box profile panels, believed to have been constructed in the early 1990s, occupying a sizeable site.

The ground to the west of the building has been landscaped providing an area of planting and separate tarmac surfaced staff and visitor car parks. To the south there is a tarmac surfaced yard and to the east there is a yard/expansion ground.

The western side and part of the northern end of the building have been sub-divided to provide ancillary accommodation on two levels, comprising:

Ground floor: main personnel entrance at the west to inner lobby with stairs to first floor level, meeting room, first aid room, store room, staffroom, ladies w.c, gents w.c, disabled w.c, washer room and plant room.

First floor: landing, general office, four further offices and mezzanine storage area.

To the southern elevation there are two full height electric roller shutter doors providing vehicular access to the production/storage area.

AREAS

The premises have been measured in accordance with the RICS Code of Measuring Practice 6th Edition, to provide the following approximate gross internal areas:

Ground floor	1,890.00 sq m	(20,336 sq ft)
First floor	86.28 sq m	(2,004 sq ft)



SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating by radiators to the ancillary accommodation. Powermatic gas space heaters to the main production area.

RATEABLE VALUE

The subjects are understood to be assessed to a rateable value of £66,000 effective from 1 April 2005.

Commercial rates poundage 2008/09 £0.458.

Should the subjects be sub-divided into smaller units, the premises will require to be re-assessed for rating purposes upon occupation.

LEASE TERMS

The premises are available on new full repairing and insuring leases. Lease terms by negotiation. Incentives may be available, subject to status.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for stamp duty, land tax, registration dues and VAT incurred thereon.

RENTAL OFFERS

Rent on application.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Ryden LLP
46 Castle Street
Edinburgh
EH2 3BN
Tel: 0131 225 6612
Fax: 0131 225 5766
Email: alan.herriot@ryden.co.uk

Ryden.co.uk
0131 225 6612

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

Edwin Thompson