

**Tweedmill Business Park
Dunsdale Road,
Selkirk,
TD7 5DU**

**Edwin
Thompson**



**COMPETITIVE RENTS – FLEXIBLE LEASE TERMS – LEASE INCENTIVES AVAILABLE,
SUBJECT TO STATUS**



High quality office accommodation available in suites of 1000 sq ft to 10,500 sq ft. Tenants include Lochcarron of Scotland, NHS Borders, Foster Care Associates, Stark Main & Co Chartered Accountants, Borders Sport & Leisure Trust, and Scottish Borders Housing Association.

- Convenient central Borders location.
- Ample Car parking.
- New build and refurbished office accommodation.
- Flexible layouts and lease terms.
- Loch Carron retail outlet and franchise Starbucks on site.

**HIGH QUALITY OFFICES AVAILABLE FROM AROUND 1000 SQ FT TO
10,500 SQ FT – CONTACT US TO DISCUSS YOUR REQUIREMENTS**

Chartered Surveyors
Ref: C451

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

Tweed Business Park, is an established business park located in the Dunsdale Road area of Selkirk one mile to the north east of the town centre. This area has benefited from significant investment over the past transforming into one of the principal business locations within the Central Borders.

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.

DESCRIPTION

Since acquiring the Tweed Mills site JS Crawford Partnership have comprehensively redeveloped this area to form a unique business park providing high quality, flexible and adaptable business space.

The site is serviced via a new principal access road from Dunsdale Road, which leads to the centre of the Estate, with zoned business areas, with ample car parking and a bus stop.

Tweed Business Park is being developed in stages to provide a modern business park, comprising three integrated zones;

Zone 1: Flexible office space, a high quality retail outlet and franchised coffee shop.
Zone 2: Business Units.
Zone 3: Production/ industrial units.

SERVICES

Mains electricity, water, drainage and gas is available in all units. Broadband also available.

OFFICES

New build and refurbished office accommodation is available in suites from under 1,000 sq ft to Riverside House provides high quality office accommodation over two floors available in suites from around 1,000 sq ft to 10,500 sq ft.

The offices have been constructed to a high standard with specification including:

- Passenger Lift
- Full DDA compliance
- Ample private parking
- Cat 5e cabling

Riverside House

Ground	596.5 sq.m	6,418 sq.ft
First	596.5 sq.m	6,418 sq.ft
Unit 4		
Ground	287.3 sq.m	3,091 sq.ft
Total	1,480.3 sq.m	15,927 sq.ft

Unit 4 is available as a whole or as two separate units and there is scope to subdivide Riverside House into suites from around 1,000 sq ft to 10,500 sq ft.

COMMERCIAL/ BUSINESS SPACE

Proposals have been drawn up for further Commercial/ Business Units, which will be available in Unit sizes from around 1,500 sq ft to 10,000 sq ft - please contact us for further information.

LEASE TERMS

Offices are available by way of new Full Repairing and Insuring Leases. Short term lets may also considered on flexible in-house lease agreements.

There will be a service charge in respect of maintenance and upkeep of the common areas.

LEASE INCENTIVES

Lease incentives may be available, subject to status and lease terms. Incentives may include Landlord fitout, an introductory rent free/ discounted rental period or stepped rent. Further information available on application.

RENT

Prices on application

RATEABLE VALUE

Rateable value to be assessed for each unit on completion.

VIEWING

By arrangement with the letting agents, who will be pleased to discuss availability and terms.

Please contact Simon Sanderson:

Edwin Thompson LLP
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

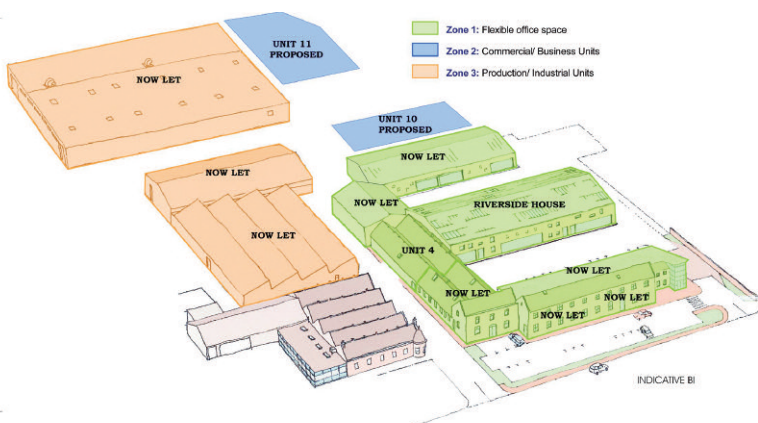
Fax. 01896 758883

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

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