PINNACLEHILL INDUSTRIAL ESTATE

TO LET

UNIT E

KELSO, SCOTTISH BORDERS, TD5 8DW

INDUSTRIAL AND WAREHOUSE PREMISES

FLEXIBLE TERMS AVAILABLE

INTERNAL FACILITIES INCLUDING MEZZANINE STORAGE

SECURE SHARED YARD

EAVES HEIGHT FROM 6M

9,263 SQ FT (861 SQ M)
LOCATION

The property is located within the attractive market town of Kelso within the Scottish Borders. Kelso is approximately 40 miles south-east of Scotland’s capital city, Edinburgh, 70 miles north west of Newcastle upon Tyne, 15 miles east of Galashiels and 20 miles west of Berwick upon Tweed.

More specifically, the property is located within Pinnaclehill Industrial Estate, Kelso’s main industrial area. Pinnaclehill is just to the south of the town centre with occupiers including Sainsbury’s, Howdens and Jaguar Land Rover.

DESCRIPTION

The subjects form part of a terrace of industrial units, with Unit E accessed via a shared secure yard. Unit E is of portal frame construction, with a concrete floor under a pitched insulated roof with profile cladding. The unit benefits from the following specification:

• Personnel access door
• Electric vehicle access door
• A mixture of sodium and fluorescent lighting
• Translucent roof panels
• Secure shared yard
• Eaves height from 6m
• Three phase electricity
• Mains gas
• WC and tea preparation facilities
• Offices, workshops and mezzanine storage

ACCOMMODATION

The subjects have been measured on a gross internal basis as follows:

<table>
<thead>
<tr>
<th>BUILDING 1</th>
<th>SQ M</th>
<th>SQ FT</th>
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<tr>
<td>Unit E</td>
<td>861</td>
<td>9,263</td>
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Unit E can be further subdivided to create units of approximately 3,000 sq ft, 4,500 sq ft and 6,000 sq ft. Further information is available upon request.

TERMS

The subjects are available to let at a rental figure to be agreed, plus VAT and payable quarterly in advance.

The premises are offered on the basis that the tenant will accept the premises in their current condition and will be responsible for all maintenance and repair of the premises.

The landlord will arrange the building insurance cover which will be recharged to the tenant. The tenant will be responsible for the payment of rates and all other services and outgoings arising from their use of the premises.

ENERGY PERFORMANCE CERTIFICATE

Further information on an energy performance rating of the premise or a copy of the certificates are available on request.

BUSINESS RATES

The property has been entered in the current Valuation Roll as having a Rateable Value of £29,600. Further information available on request.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact either letting agent.

Edwin Thompson LLP,
76 Overhaugh Street,
Galashiels TD1 1TB

Simon Sanderson
01896 751300
simon.sanderson@edwin-thompson.co.uk

Contact the landlord direct at:
GRF Land & Property
info@grfproperty.co.uk
Ian Forbes
07825 005828
ianforbes@grfproperty.co.uk

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