



## **Tweed Horizons Newtown St Boswells, TD6 0SG**

# **To Let**

### **Office Accommodation**

**Extends from 20.16 sq.m (217 sq.ft) - 591.97 sq.m (6,372 sq ft)**

- High Quality Serviced Office Accommodation
- Well Established Business Centre
- Good Transport Links
- Flexible Lease Terms Available





## LOCATION

The subjects are located just east of Newtown Saint Boswells which is situated approximately 39 miles south east of Edinburgh and 66 miles north west of Newcastle Upon Tyne. The subjects benefit from excellent transport links being in such close proximity to A68.

## DESCRIPTION

The subjects comprise of a three storey standalone former seminary building of stone construction held under a pitched and slated roof. Internally the property comprises of various office suites differencing in size, various communal facilities including a reception, relaxation space, meeting rooms and also benefits from off street parking. In addition the property benefits from 27 acres of elevated grounds overlooking the River Tweed.

## ACCOMMODATION

Total office accommodation ranging from:  
20.16 Sq M (217 Sq Ft) – 591.97 Sq M (6,372 Sq Ft)

## RENT

Further information available upon request

## SERVICE CHARGE

Available upon request.

## RATEABLE VALUE

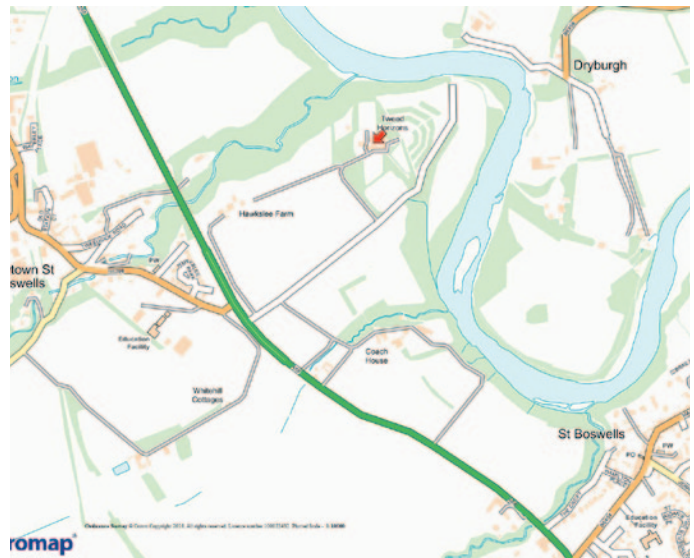
Each office suite has been entered into the valuation roll, for further details please contact Graham + Sibbald.

## LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the incoming tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

## EPC

Available upon request



Messrs Colliers International for themselves and for the vendors or lessors of this property, whose agents we are, give notice that

- i) These particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute or form part of any offer or contract.
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- iii) The vendor is not obliged to accept the highest or indeed any offer.

### PROPERTY MISDESCRIPTIONS ACT 1991

1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any changes we will inform all enquirers at the earliest opportunity
2. Date of publication – April 2018



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