

FOR SALE/MAY LET
SUBSTANTIAL INDUSTRIAL WAREHOUSE
WITH OFFICES AND SECURE YARD

Ryden



**ARPAL WORKS, RIVERSIDE ROAD,
SELKIRK TD7 5DU**

- **SIZE: 4,636 SQM (49,911 SQ FT)**
- **SECURE YARD—1.36 HECTARES (3.36 ACRES)**
- **RECENTLY EXTENSIVELY REFURBISHED**
- **IMMEDIATE ENTRY AVAILABLE**

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

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ryden.co.uk

ARPAL WORKS, RIVERSIDE ROAD, SELKIRK TD7 5DU

LOCATION

The premises are located in the historic town of Selkirk situated between Galashiels (14 miles) and Hawick (17 miles) within the Scottish Borders. Selkirk itself is located 40 miles south-east of Edinburgh via the A7 (Edinburgh to Carlisle) which in turn connects the Borders towns with the Central Belt. In addition Selkirk further benefits from ease of access to neighbouring towns via the A7 and A68, the Borders Railway from Tweedbank Industrial Estate, Galashiels offers a regular service from Tweedbank, Galashiels to Edinburgh Waverley.

Selkirk is the second-largest town within the Borders. The Borders population is approximately 110,000 persons.

The premises themselves are located within the well-established business location lying on the south-east bank of the Etrick Water with neighbouring occupiers to include Oregon Timber, Lochcarron, Scottish Borders Housing Association, Rembrand Timber and Wasps.

DESCRIPTION

The premises comprise a substantial stand-alone industrial/warehouse with ancillary offices on a large secure site. The premises themselves are of steel portal frame construction with insulated profile cladding under a pitched roof incorporating translucent roof panels.

Internally the premises are arranged to provide an open plan warehouse with 5 vehicle commercial access doors, gas/oil fired blower heating system with lighting provided via fluorescent strip fittings. In addition the ancillary office accommodation is a mixture of open plan and cellular accommodation. Each office benefits from a level of natural daylight through the double-glazed window fittings, plastered and painted walls and carpeted throughout. Heating being provided by electric wall mounted heaters and lighting via integrated spot and fluorescent strip fittings.

The premises further benefit from the following:

- Eaves height—c.5m
- Male and female toilets, kitchen and tea preparation facilities
- Attractive customer and staff entrance
- Substantial power

Externally the premises benefit from a large secure yard and ample staff and customer car parking.

ACCOMMODATION

We have measured the premises in accordance with the Code of Measuring Practice (6th Edition). The premises measured as follows:

	SQ M	SQ FT
Warehouse	4,095	44,079
Offices	541	5,832
TOTAL	4,636	49,911

lying on a secure site area of 1.36 hectares (3.36 acres).

TERMS

The premises are available for immediate occupation on a leasehold or freehold basis. For additional information on the quoting terms please contact the sole letting agent.

RATEABLE VALUE

In the usual way it will be the ingoing tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises have a current rateable value of £129,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

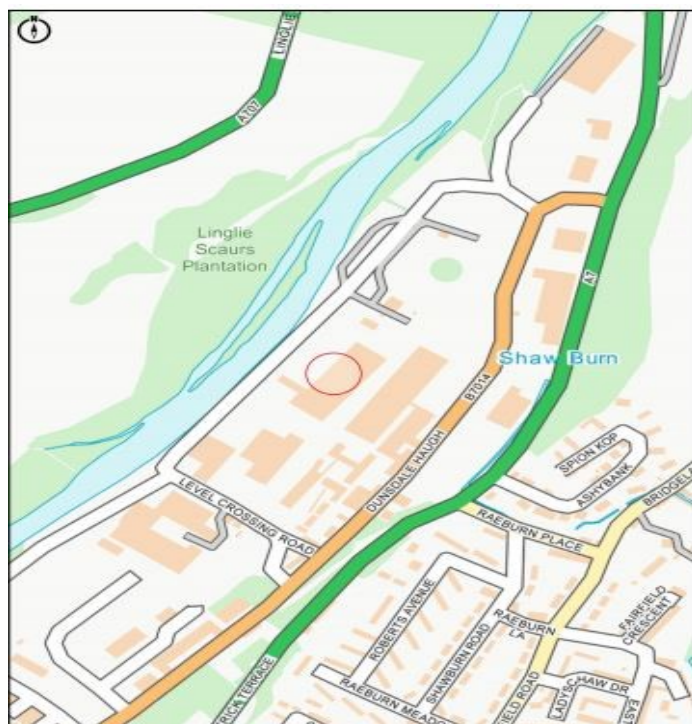
A copy of the energy performance certificate is available on request.

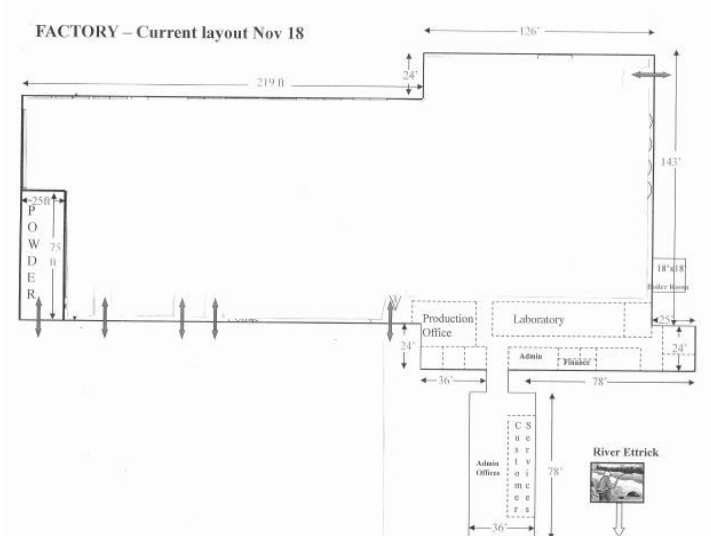
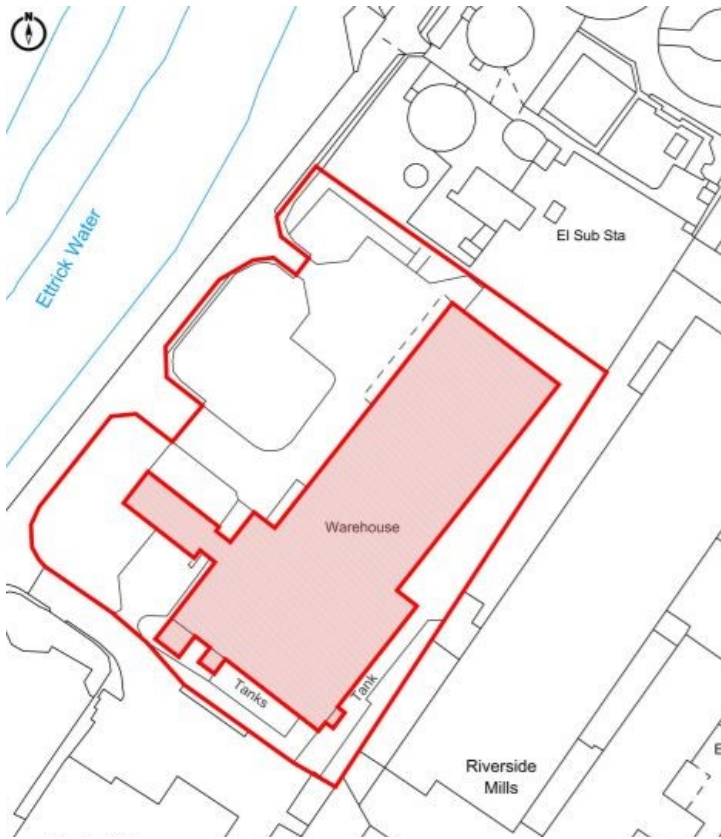
VAT

All figures are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.





FURTHER INFORMATION

By contacting Ryden

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