

40% LET

TO LET

NEW OFFICE DEVELOPMENT

**HIGH QUALITY, MODERN, OPEN PLAN OFFICES
FLEXIBLE SUITES FROM 1,068 - 8,962 SQ FT**

**99 SQ M - 833 SQ M +
(1,068 SQ FT – 8,962 SQ FT)**

**ENTERPRISE HOUSE +
UNIT 12a, GALABANK BUSINESS PARK
GALASHIELS TD1 1PR**



LOCATION

The property is located on the established Galabank Business Park, situated just off Wilderhaugh Street approximately half a mile from the town centre.

Galashiels sits in the heart of the Scottish Borders on the A7 road, one of the main arterial routes from Edinburgh's city centre to the south. The proposed Waverley railway link from Edinburgh Waverley to Tweedbank, passing through Galashiels, has recently been given the go-ahead from the Scottish Government, and is expected to bring economic and social benefits to the Borders area. Further details on the Waverley railway line are available at www.waverleyrailwayproject.co.uk.

Other occupiers on Galabank Business Park include ProStrakan, Brothers of Charity, Build Centre, City Plumbing, City Electrical Factors, Reiver Ltd, SBS Cumbria, Borders Automatic Services and Action for Children.

Current occupiers within Enterprise House are Ingeus UK Ltd, Momentum Scotland and Independent Living Services.

DESCRIPTION

Enterprise House comprises a new three-storey office development with floorplates of 466 sq m (5,015 sq ft), which can be further sub-divided to provide smaller suites. The property has been built to a high standard, with a specification including:

- » Full disabled access
- » Passenger lift
- » Raised access floors
- » Gas central heating
- » LG3 Lighting
- » Generous on-site parking



ACCOMMODATION

The property provides the following accommodation as measured on a net internal basis:

	SQ M	SQ FT
Ground Floor	LET	
First Floor	367	3,947
Second Floor	466	5,015
Total	833	8,962

Each floor can be sub-divided to create up to four suites to provide accommodation from 99 sq m (1,068 sq ft) as shown on the indicative floorplan.

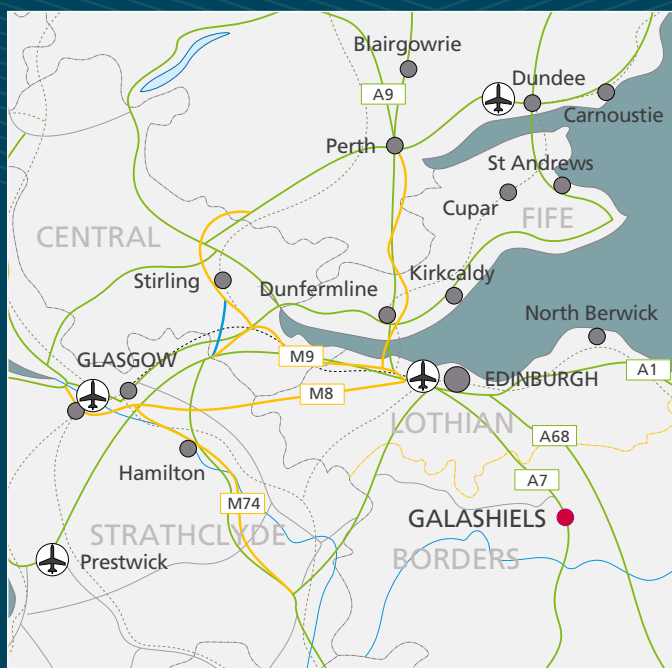
RATEABLE VALUE

The property will require to be re-assessed on completion. An indication on the Rates payable is available from the joint letting agents.



INDICATIVE FLOORPLAN





VIEWING

Strictly by appointment with the joint letting agents:

Ryden LLP
46 Castle Street
Edinburgh EH2 3BN

Tel: 0131 225 6612
Fax: 0131 225 5766

Email: iain.taylor@ryden.co.uk
Email: peter.ianson@ryden.co.uk

Ryden.co.uk
0131 225 6612

SERVICE CHARGE

A service charge will be payable for the maintenance of the common parts of the building and estate, and further information is available from the joint letting agents.

LEASE TERMS

The property is available by way of new Full Repairing and Insuring leases. Rent on application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the normal manner, the in-going tenant will be liable for any stamp duty land tax, registration dues and VAT thereon.

ENTRY

On conclusion of legal missives.

VAT

All figures are quoted exclusive of VAT, which will be payable at the prevailing rate.

Edwin Thompson
76 Overhaugh Street
Galashiels, Selkirkshire TD1 1DP

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Thompson**



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