
PINNACLEHILL INDUSTRIAL ESTATE

TO LET

PRELIMINARY
MARKETING
PARTICULARS

KELSO, SCOTTISH BORDERS, TD5 8DW



INDUSTRIAL AND WAREHOUSE PREMISES

WELL ESTABLISHED BUSINESS LOCATION

UNITS RANGING FROM 1,652 SQ FT TO 13,808 SQ FT

SECURE YARD AREA AVAILABLE

EAVES HEIGHT FROM 6M

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 and close to a recently completed Sainsbury's superstore development.

DESCRIPTION

The subjects are arranged over a terrace of industrial units. The terrace is of portal frame construction, concrete floors under pitched insulated roof with a mixture of profile cladding and rendered finishes. More detailed information on the exact specification of each unit can be provided however in summary the property benefits from the following:

- Vehicle access
- A mixture of sodium and fluorescent light fittings
- Translucent roof panels
- WC and tea preparation facilities
- Private common yard and car parking facilities
- 3 phase power and gas
- Eaves height from 6m
- Mezzanine Storage
- Offices

ACCOMMODATION

The premises have measured individually on a gross internal basis as follows:

BUILDING 1	SQ M	SQ FT
UNIT E	861	9,263
UNIT F	153	1,652
UNIT G	269	2,893
TOTAL	1,283	13,808

Unit E can be further subdivided to create two units of approximately 4,600 sq ft. Further information is available on request from the joint agents.

TERMS

Further information on availability together with quoting prices is available by contacting the letting agents.

VIEWING AND FURTHER INFORMATION

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

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Conference Square
Edinburgh, EH3 8AN

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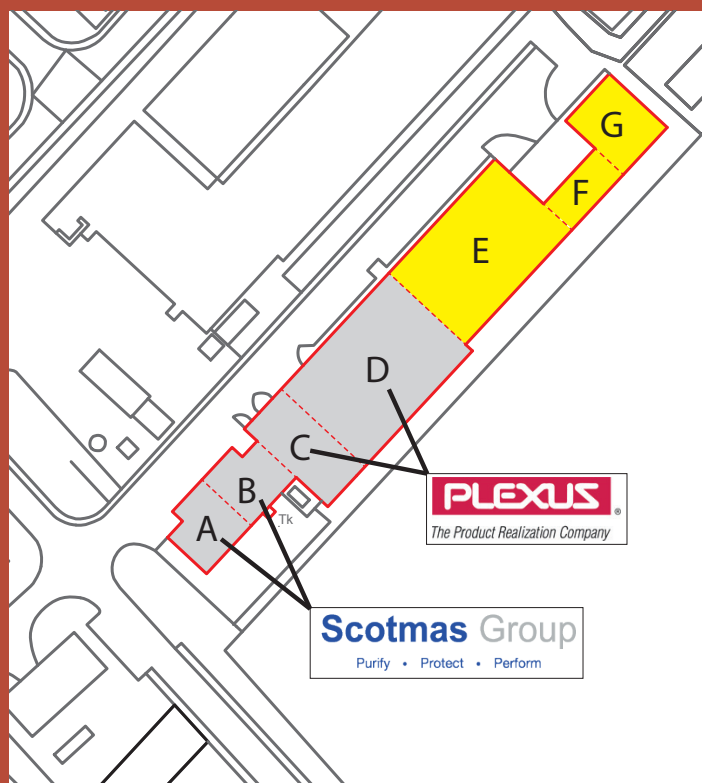
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ENERGY PERFORMANCE CERTIFICATE

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

BUSINESS RATES

The premises will be required to be reassessed for rates purposes.

Ryden.co.uk
0131 225 6612

Edwin Thompson



The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. Date – August 2016