

To Let (As a whole or as two separate units)

MODERN COMMERCIAL UNITS: Gibson Buildings, Riverside Park, Selkirk

Edwin
Thompson



MODERN COMMERCIAL UNITS

Gibson Buildings, Selkirk, Scottish Borders. TD7 5EQ

Excellent access, secure site with hard core surfaced yard. Well suited to Business (Class 4), General Industrial (Class 5) and Storage or Distribution (class 6) and Trade Counter Uses.

Available as a whole or as two separate self-contained units

From 5,183 sq ft to 11,048 sq ft

Rental on application

Ref. GT1061

General Information

Modern Commercial Units within the Riverside Industrial Estate to the north of Selkirk, the main business area within the town.

The riverside area was originally characterised by traditional woollen mills. In recent years, it has benefited from considerable public and private investment regenerating the area and introducing new businesses to the area.

Occupants of nearby units include Careline call centre, the Borders Library Headquarters, Eildon Housing Head offices and Scottish Enterprises Landmark at Ettrick Riverside Business Centre which amongst other services offers high-quality conference, meeting and training facilities.

Selkirk has a population of approximately 6,000 with a potential workforce of 276,000 within a 60-minute drive time (according to figures compiled by Scottish Enterprise).

The town is situated within the central Borders between the principal population centres of Galashiels and Hawick. Selkirk benefits from good road links, via the A7, a major north to south arterial route running between Edinburgh and Carlisle, and the A68 trunk road linking Edinburgh and Newcastle, which passes just a few miles to the east of Selkirk.

Description

A modern steel portal framed commercial unit clad in composite box-profile sheeting. The premises benefit from concrete floors throughout. Internally the north-eastern corner has been sub-divided providing kitchen/staff room, office/store, ladies' WC, disabled WC and gents' WC.

Roller shutter doors to the front elevation provide vehicular access. The site is bounded by secure fencing and includes a substantial hard core yard area to the west.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice, to the following approximate gross internal floor areas:

As a Whole 1,026.74 sq m (11,048 sq ft) or separately as

Unit 1A 545.04 sq m (5,865 sq ft)

Unit 1B 481.70 sq m (5,183 sq ft)

Directions

Travelling west on Dunsdale Road, take the first right after Ettrick Riverside and follow the Ettrick Park Estate Road around until you reach the site.

Rateable Value

The unit is currently assessed as a whole and will need to be re-assessed.

If sub-divided the Rateable Value of each unit will be re-assessed. Under the small business rate relief scheme (SBRR) units with a Rateable Value of up to £15,000 may be eligible for up to 100% rates relief.

Lease Terms

Available on flexible terms by way of a new Full Repairing and Insuring lease.

Rental

On application.

In the normal manner, the in-going tenant will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

Entry

On conclusion of legal missives.

VAT

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Legal Costs

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

Viewing

By appointment with the sole agents, Edwin Thompson, Chartered Surveyors:

76 Overhaugh Street
Galashiels
TD1 1DP

Tel: 01896 751300
Fax: 01896 758883

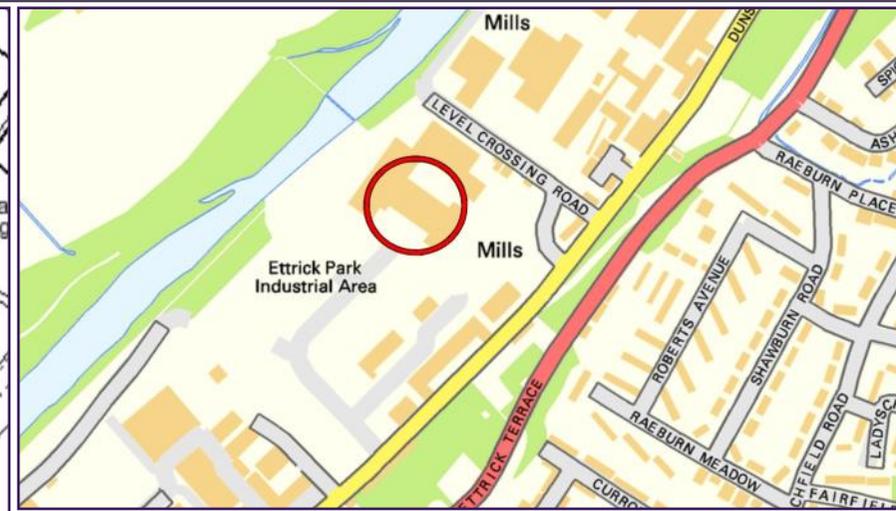
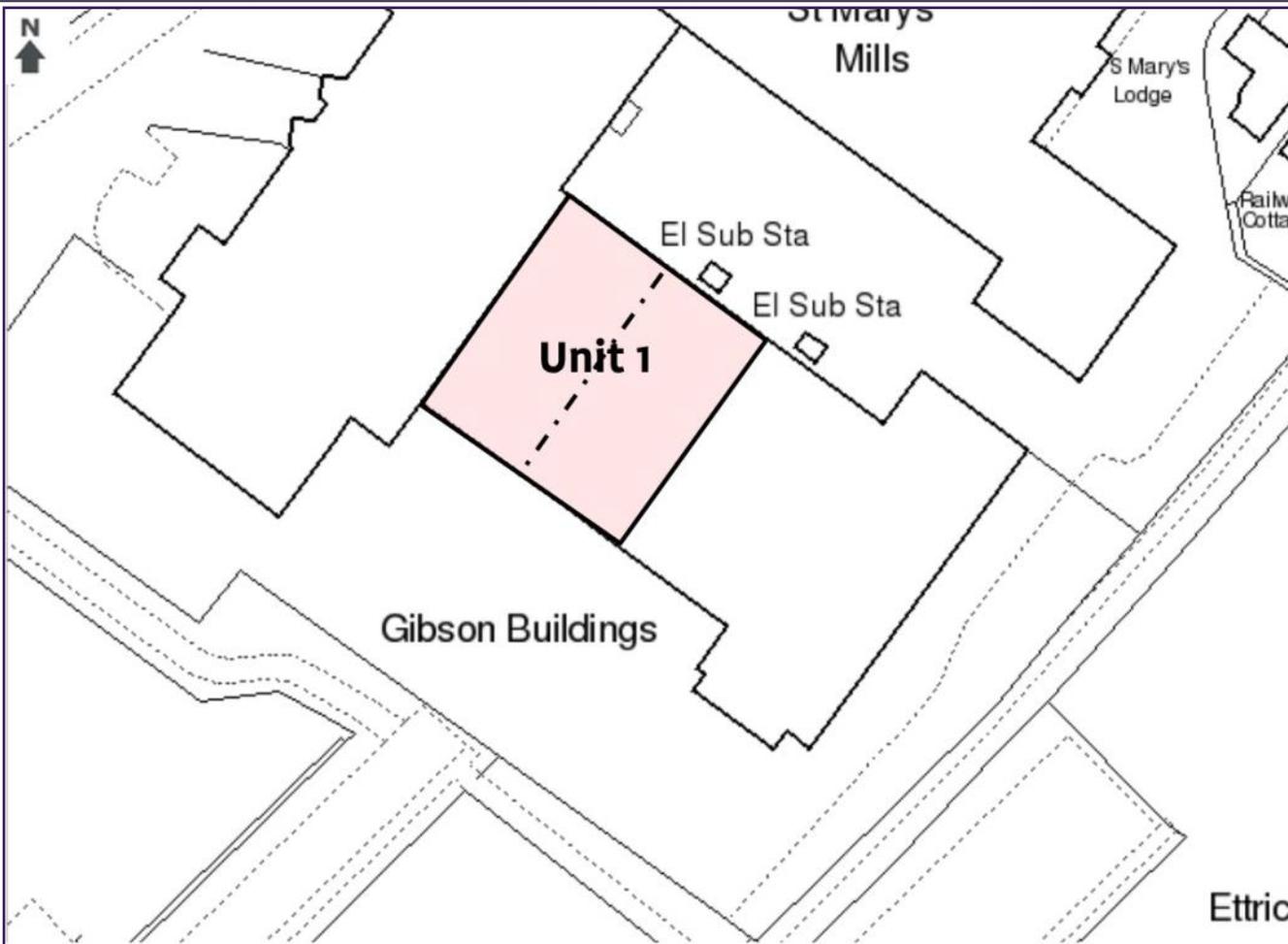
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FOR IDENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.

Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



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