
PINNACLEHILL TO LET INDUSTRIAL ESTATE

KELSO, SCOTTISH BORDERS, TD5 8DW



INDUSTRIAL AND WAREHOUSE PREMISES

WELL ESTABLISHED BUSINESS LOCATION

INTERNAL FACILITIES INCLUDING MEZZANINE STORAGE

SECURE YARD AREA AVAILABLE

EAVES HEIGHT FROM 6M

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

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 with occupiers including Sainsbury's, Howdens and Jaguar Land Rover.

DESCRIPTION

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

- Electric vehicle access doors
- A mixture of LED and fluorescent lighting
- Translucent roof panels
- Secure shared yard
- Three phase electricity and mains gas
- Eaves height from 6m
- WC and tea preparation facilities
- Offices, workshops and mezzanine storage

ACCOMMODATION

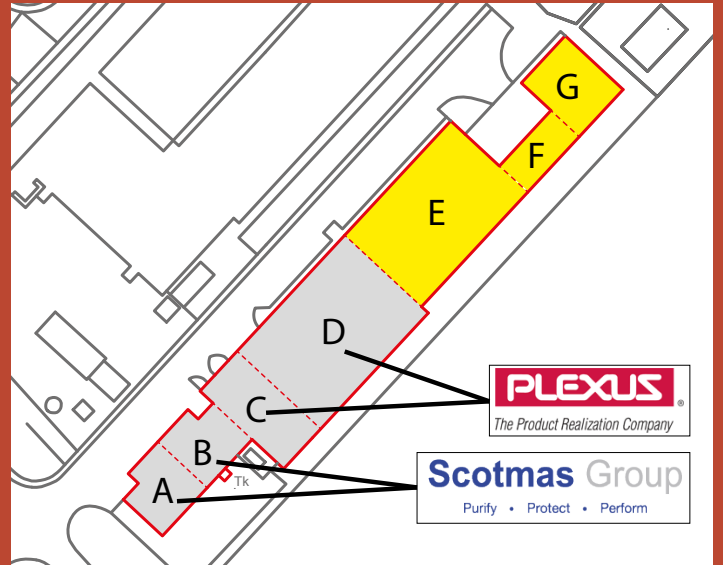
The premises have measured individually on a gross internal basis as follows:

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 units of approximately 3,000 sq ft, 4,500 sq ft and 6,000 sq ft. Further information is available upon request.

TERMS

Further information on availability together and quoting terms is available upon request.



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 subjects will be required to be reassessed for rates purposes. Further information and an indicative Rateable Value is available upon request.

VIEWING AND FURTHER INFORMATION

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

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Contact the landlord direct at:

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