

To Let - Grade A Offices

Enterprise House, Galabank Business Park, Galashiels. TD1 1PR

Edwin
Thompson



GROUND FLOOR GRADE A OFFICES

Enterprise House, Galashiels, Scottish Borders. TD1 1PR

High Quality office accommodation. Specification includes:

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

Available as a whole or as two separate units

International Property Measurement Standards 3 floor area 115.40 sq m (1,242 sq ft)

Rental on application

Ref. 1117

General Information

Galabank Business Park is located to the west of Galashiels town centre.

Galashiels with a population of approximately 14,000 is one of the principal towns in the Scottish Borders. It is generally considered to be the main administrative, retail and social centre for the region, effectively serving a population of in excess of 110,000.

In recent years Galashiels has been subject to considerable investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works. The infrastructure works have included the Galashiels inner relief road and, the Borders Railway link which has re-established passenger services between Edinburgh Waverley and the Central Borders. The journey time from Galashiels to Edinburgh city centre is approximately 55 minutes, with departures every 30 minutes. On weekdays the first train departs from Edinburgh at 0545, the last at 2355.

Galabank is one of the principal Business Parks serving the town and the wider region. Current occupiers within the building include Kyowa Kirin Pharmaceuticals, Momentum, Qube GB Ltd and Action for Children.

Description

Enterprise House comprises a modern steel framed three storey office building. The building is externally clad in insulated composite panels with double glazed plastisol coated windows.

This is a ground floor unit to the east of the building. A shared entrance lobby with door entry system provides access together with stairwell and lift to the upper floor levels. Within the inner hall there are communal WC facilities serving each unit.

The accommodation is completed to a high specification including:

- Full access raised floors.
- Grid tile ceiling system incorporating recessed lighting.
- Intercom system.
- Common core providing male, female and disabled toilet facilities, cleaners' cupboards and stores.
- Lift – 8 person automatic passenger lift.

There is dedicated tarmac surfaced parking to the front.

Areas

The subjects have been measured in accordance with the International Property Measurement Standards 3 to a floor area of 115.40 sq m (1,242 sq ft) or thereby.

Accommodation

Entrance Hall, General Office, Meeting Room. Communal Kitchen, Ladies, Gents and Disabled WCs.

Directions

From the town centre travel West on the A72 for approximately 1/4 mile, after passing the Shell Filling Station (after McDonalds). turn left into Galabank Business Park. Enterprise House is positioned to the South towards the centre of the Business Park.

Rateable Value

Based on the assessment of the other offices within the building the Rateable Value of this office is estimated to be £15,000*

*The Rateable Value will be assessed by the Regional Assessor.

The Small Business Rates Relief Scheme (SBRR) currently provides 100% rates relief for units with a rateable value of £15,000 or less based on a combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

Lease Terms

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

Service Charge

A service charge will be payable in relation to the maintenance and upkeep of the common parts of the building and estate. Further information is available from the letting agents on application.

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

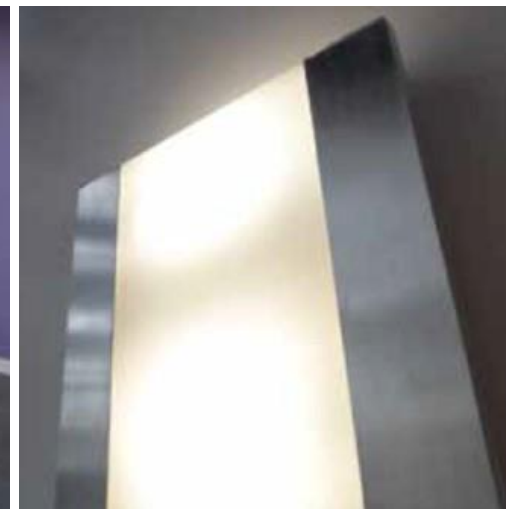
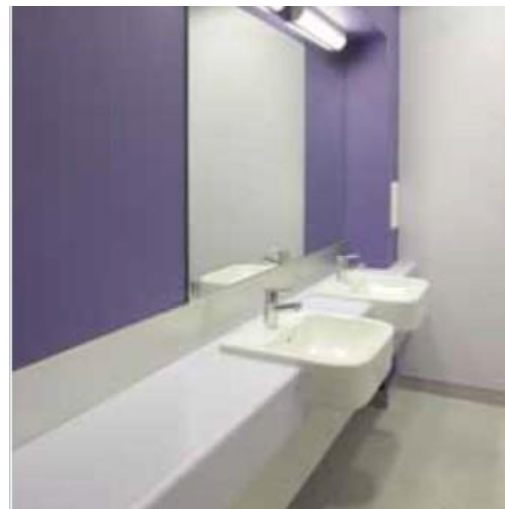
By appointment with the sole agents, Edwin Thompson, Chartered Surveyors:

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