

To Let

Offices

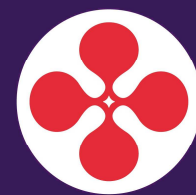
Unit 8 Tweedside Park

Tweedbank

Galashiels

TD1 3TE

Edwin
Thompson



- **Modern Grade A offices**
- **Within walking distance of Tweedbank station**
- **Located in a unique business park**
- **NIA 214.61 sq m (2,309 sq ft)**
- **Accommodation comprises: reception, manager's office, administration area, boardroom/ meeting room, kitchen, ladies, gents and accessible wcs**

Rental on Application

Ref: C451

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Galashiels
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Edwin Thompson



General Information

Offices occupying a prime site at Tweedside Park at the Gateway to Tweedbank in the central borders visible from Broomieles Roundabout at the junction of A6091, Tweedbank Drive and B360.

A railway station and associated car park has been developed on a site to the west of Tweedside Park as the southern terminus of the Borders Railway. The Borders Railway has reinstated the rail link between Tweedbank and Edinburgh Waverley. 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. Further details on the Borders railway are available at <http://www.bordersrailway.co.uk>.

Galashiels with a population of approximately 14,000 is one of the main towns in the Scottish Borders, generally considered to be the principal, administrative and retail social centres for the region, effectively serving a population of in excess of 110,000. The town features a wide range of high street and out of town retailing, restaurants, cafes and local amenities. As home of Heriot Watt University School of Textiles and Design and a campus of Borders College, there is also a significant student population.

Other occupiers on the estate include the Scottish Government Pensions Agency, Stewart Technology, Gall Robertson Chartered Accountants, John Menzies Distribution and Radio Borders.

Description

Newly developed offices which will provide highly flexible accommodation configured as:

Reception, general office, manager office, administration area, boardroom, kitchen, ladies, gents and accessible WC. Lift.

Area

The property has been measured from plan to a net internal floor area of 147.81 sq m (1,590 sq ft).

Services

Mains electricity, water, drainage and gas.

Lease terms

Terms by negotiation. There will be a service charge in respect of maintenance and upkeep of the common areas.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

Rates

To be assessed on completion.

The small business rate relief scheme (SBRR) currently provides 100% rates relief scheme (SBRR) 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).

Viewings

Strictly by appointment with the sole agents:

Edwin Thompson LLP, Chartered Surveyors

76 Overhaugh Street

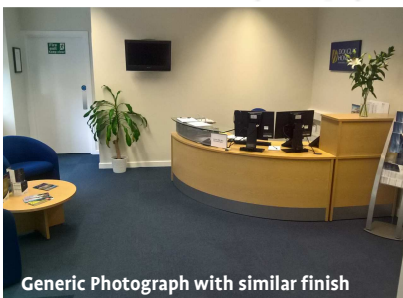
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Generic Photograph with similar finish



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

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(no. 07428207)

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

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.