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# PINNACLEHILL TO LET INDUSTRIAL ESTATE UNIT E2

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KELSO, SCOTTISH BORDERS, TD5 8DW



## INDUSTRIAL AND WAREHOUSE PREMISES

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FLEXIBLE TERMS AVAILABLE

INTERNAL FACILITIES INCLUDING MEZZANINE STORAGE

SECURE SHARED YARD

EAVES HEIGHT FROM 6M

6,100 SQ FT (567 SQM)

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## 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 form part of a terrace of industrial units, with Unit E2 accessed via a shared secure yard. Unit E2 is of portal frame construction, with a concrete floor under a pitched insulated roof with profile cladding. The unit benefits from the following specification:

- Personnel access door
- Electric vehicle access door
- A mixture of sodium and fluorescent lighting
- Translucent roof panels
- Secure shared yard
- Eaves height from 6m
- Three phase electricity
- WC and tea preparation facilities
- Offices, workshop and mezzanine storage

## ACCOMMODATION

Unit E2 is to be created following subdivision of a larger unit and we estimate that the premises has the following gross internal area:

BUILDING 1	SQ M	SQ FT
Unit E2	567	6,100

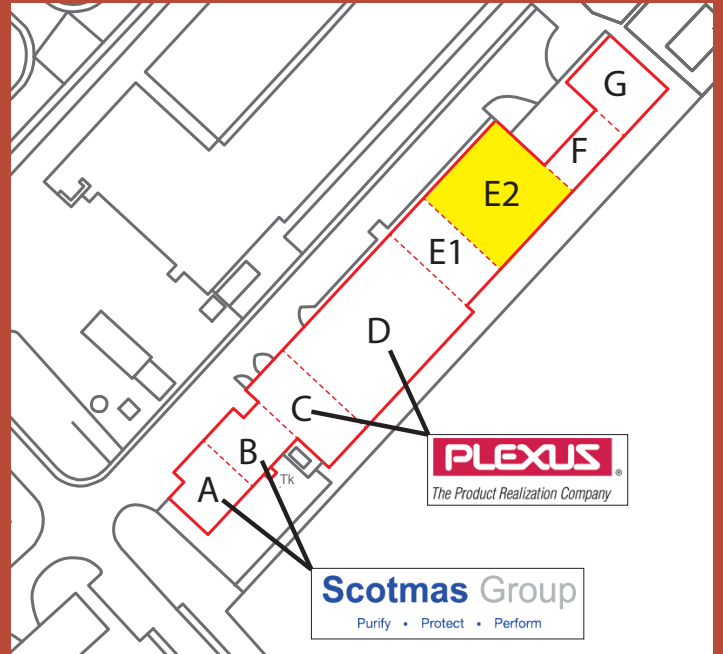
## TERMS

The subjects are available to let at a rental figure to be agreed, plus VAT and payable quarterly in advance.

The premises are offered on the basis that the tenant will accept the premises in their current condition and will be responsible for all maintenance and repair of the premises.

The landlord will arrange the building insurance cover which will be recharged to the tenant. The tenant will be responsible for the payment of rates and all other services and outgoings arising from their use of the premises.

Entry is to be agreed following completion of landlords works.



## ENERGY PERFORMANCE CERTIFICATE

Further information on an energy performance rating of the premise 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 either letting agent.

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Contact the landlord direct at:

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