



## To Let / For Sale

Units from

**106 SQ M (1,141 SQ FT) - 1,826.2 SQ M (19,657 SQ FT)**

Depending on Availability

- Prominently positioned immediately adjacent to the A6091, a link road between the A7 and A68 providing direct access to Edinburgh and the North of England
- Modern warehouse, industrial and workshop units suitable for a variety of occupiers including storage & distribution, trade counters and manufacturing
- Units available to lease, on flexible terms depending upon availability
- Competitive rents and incentives available
- Established and well maintained estate

### Location

- Galashiels is located in the heart of the Scottish Borders on the A7 trunk road, one of the main routes bringing traffic to and from Edinburgh City Centre and the South. Borders Council Headquarters and Borders General Hospital are located close to Galashiels, and the town is home to Heriot Watt University's School of Textiles and Design Textiles. Galashiels has a population of approximately 13,000, with a large catchment within the immediate vicinity including Melrose, Gattonside and Newton St Boswells.
- Galashiels is situated one hour to the south east of Edinburgh, 87 miles south east of Glasgow and 68 miles north west of Newcastle . The estate itself is circa 2 miles to the south east of Galashiels and 1 mile from Melrose.
- The proposed Waverley Link Railway Line from Tweedbank and Galashiels to Edinburgh, which is due to be re-commissioned, will provide a half hourly service. This in turn is likely to bring substantial economic and social benefits to the Borders region.
- Tweedbank Industrial Estate is located adjacent to the A6091 between the A7 and the A68.

### Description

- The layout of the estate is shown on the aerial photograph and estate plan. Unit specification varies from block to block but broadly comprises the following:
- Single storey steel portal framed units with brick or blockwork walls with profile metal cladding, and roofs being profile metal or cement sheets incorporating translucent roof lights
- Eaves heights from a minimum of 3.6m rising to circa 6.24m depending upon the unit
- Clear space warehouse accomodation with ancillary office, staff and WC facilities
- Concrete floors, painted blockwork/brick walls, 3 phase power, gas blower heaters, electric heaters to offices, sodium or fluorescent lighting
- Vehicle access is provided to each unit by a single drive in roller shutter or concertina doors, which are electrically or manually operated
- Separate pedestrian access
- Car parking and loading or yard areas with each unit

**Estate Plan:** Block numbers illustrated below.





**BLOCK 4.1**

**AREA:**  
9,640 SQ FT  
(896 SQ M)

**BLOCK 4.2**

**AREA:**  
9,848 SQ FT  
(915 SQ M)

**SPECIFICATION:**

- 4.5m eaves
- Units 4.1 and 4.2 can be joined to provide 1 unit of 19,488 SQ FT (1,810 SQ m)
- Large loading area
- Good office provision



**BLOCK 5.1**

**AREA:**  
5,669 SQ FT  
(527 SQ M)

**SPECIFICATION:**

- 4.3m eaves
- Sodium lighting
- Generous shared yard
- Good office provision



**BLOCK 10.3**

**AREA:**  
3,854 SQ FT  
(358 SQ M)

**SPECIFICATION:**

- 3.5 - 4.5m eaves
- Translucent roof lights
- Generous shared yard
- Refurbished



**BLOCK 10.4**

**AREA:**  
1,831 SQ FT  
(170 SQ M)

**SPECIFICATION:**

- 3.5 - 4.5m eaves
- Translucent roof lights
- Generous shared yard
- Refurbished



**BLOCK 11.1**

**AREA:**  
4,950 SQ FT  
(460 SQ M)

**BLOCK 11.2**

**AREA:**  
2,479 SQ FT  
(230 SQ M)

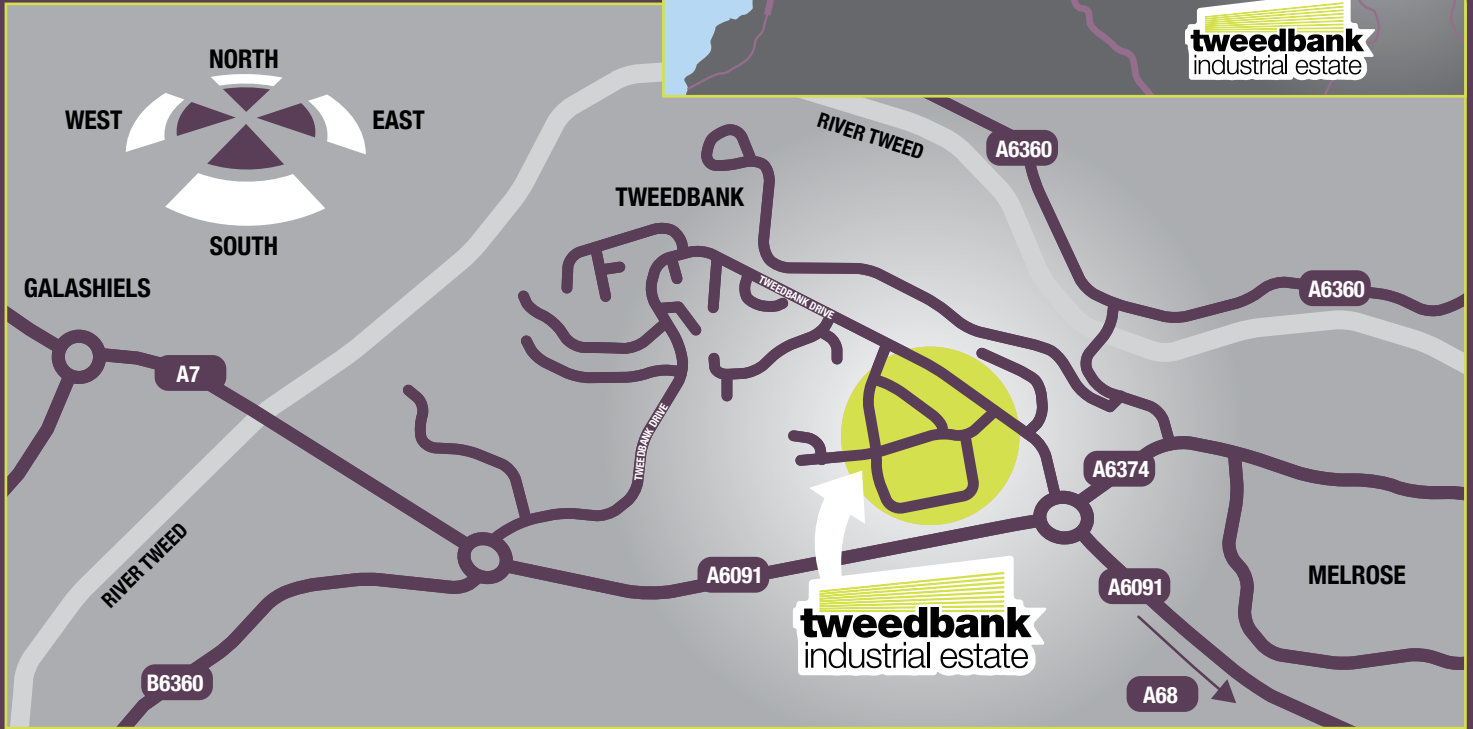
**SPECIFICATION:**

- 3.5 - 4.5m eaves
- Currently interconnected but can be split
- Generous shared yard
- Gas hot air blowers

**Occupiers include:**

- Plumbase
- Edmundson Electrical
- Holders Technology
- Plumbstore
- Magnet
- Hyundai & Mitsubishi Motors

# tweedbank industrial estate



## Planning

We understand that the estate is identified as an industrial and established employment area and is allocated for business and industrial uses under Classes 4 (Business), 5 (General Industry) and 6 (Storage & Distribution) of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

## Terms

The units are available to lease for a term to be agreed. Details of the quoting terms including rent and incentives are available from the joint agents.

## Service Charge

A service charge for the common maintenance and management of the estate will apply to all tenants. Details can be provided upon request.

## VAT

The estate is elected for Value Added Tax and all figures are quoted exclusive of VAT

## Viewing & Further Information

To view the premises or to obtain additional information about availability please contact the joint agents.

LOCATION	DISTANCE
Edinburgh	42 miles
Glasgow	87 miles
Perth	87 miles
Dundee	100 miles
Newcastle	68 miles



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