

To Let

Office Suite

Roxburgh House
2 Roxburgh Street
Galashiels
TD1 1PF



Units from
174 sq m
(1,874 sq ft) to
359.71 sq m
(3,873 sq ft)

Property Details

- 296 sq m (3,186 sq ft)
- Prominent position
- Attractive period features
- 2 dedicated car spaces with more available by negotiation
- Units from 174 sq m (1,874 sq ft) to 359.71 sq m (3,873 sq ft)

LOCATION:

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh and 58 miles north of Carlisle. The Scottish Borders Railway provides easy connectivity to Edinburgh and beyond via the station at Tweedbank.

The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area.

Roxburgh Street lies adjacent to Island Street, one of the main arterial routes through the town. The office is prominently positioned at 1st floor level with visibility to passing traffic and pedestrians.

Nearby occupiers include Triage Central Ltd, Morrison & Murray Engineering Ltd and NHS Borders.

DESCRIPTION:

The subjects comprise the entire ground and first floor accommodation within a prominently positioned standalone office building benefitting from the following:

- Cellular layout with large rooms and high ceilings
- Attractive period features
- Kitchenette
- Male & female toilet facilities
- Power and data points
- Gas fired central heating
- 2 allocated parking spaces with more available by negotiation



Property Details

ACCOMMODATION:

Floor	Accommodation	sq m	sq ft
Ground	Office/ Conference room/ Kitchenette	174.00	1,874
First	Office	185.71	1,999
TOTAL		359.71	3,873

RATEABLE VALUE:

It is understood that the subjects will be required to be reassessed upon entry. Further information on rates payments can be found at www.saa.gov.uk

LEASE TERMS:

The premises are available for let in whole or in part. Our client is seeking offers over £47,500 per annum for the lease of the ground and first floors combined. Please contact the listing agents for quoting rents of individual units.

EPC:

A copy of the EPC for the property can be made available on request.

VAT:

All figures in these particulars are quoted exclusive of VAT.

ENTRY:

By agreement.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

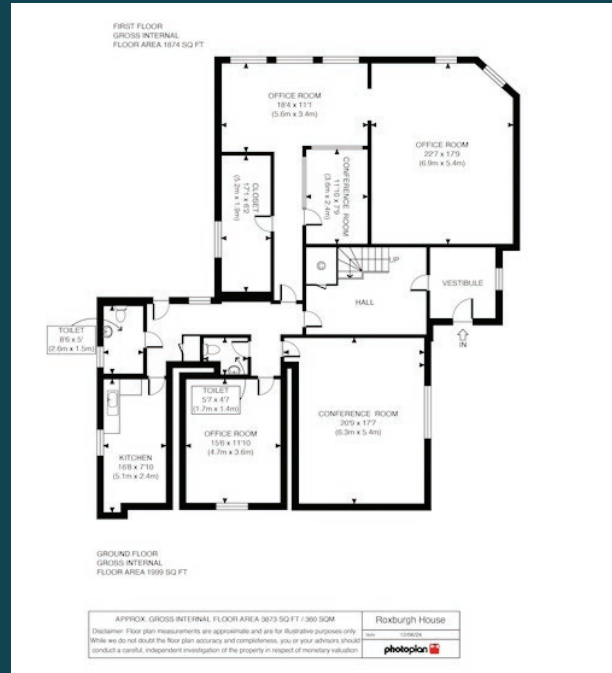
FURTHER INFORMATION:

Strictly by contacting the sole letting agents:

DM HALL



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RICS



Make an enquiry

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