

# Melrose Town Centre

## Office Space To Let

St Dustans  
High Street  
Melrose  
Scottish Borders  
TD6 9PE



# Hometown Hub

Commercial Property

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0333 577 8829

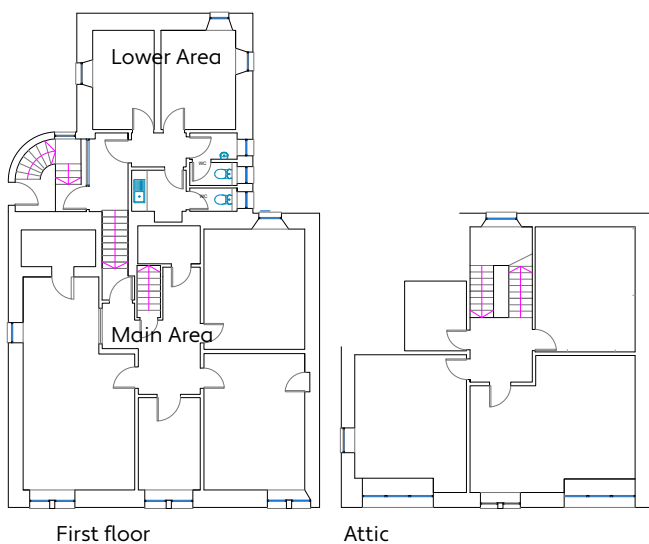
2 Upper floors  
St Dunstons  
High St  
Melrose  
TD6 9PE

Total size: 1825 sq ft  
Potential split of space  
available.

- **Town centre location**
- **Reserved parking spaces**
- **Versatile layout**
- **Spacious and light**
- **Traditional high street building**

The Melrose chambers is now available for sole occupancy (upper floors). The attractive sandstone building stands on the High Street, close to all local amenities. Melrose has a vibrant and full high street with coffee shops, restaurants and good quality shops. The town has the historical landmark of Melrose Abbey and the famous Greenyards rugby pitch, home to the Melrose 7s rugby tournament.

The offices have views from the front to St Mary's prep school and behind to the Eildon hills. The layout offers flexibility and lots of space for a growing or established organisation. The property has previously been occupied by a Legal company and more recently by a Co-working company.



**Hh** Hometown Hub

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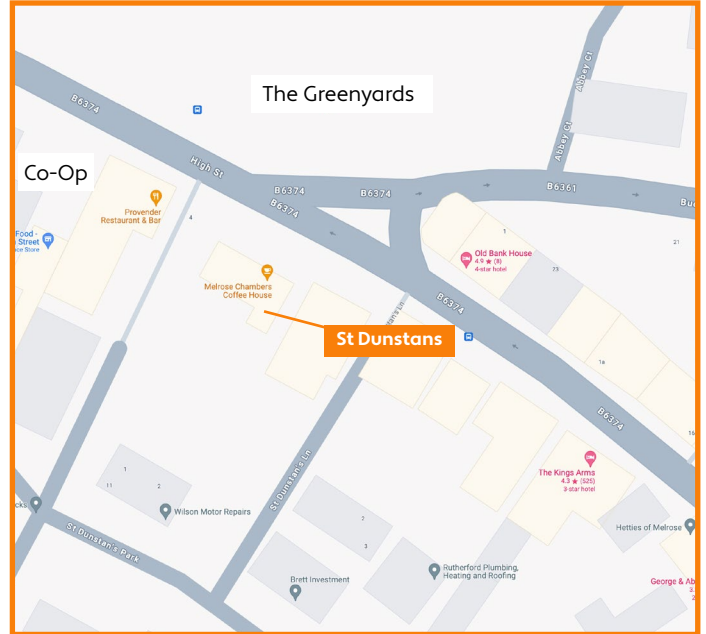
**CANNING VALE**  
PROPERTY



**Main net internal areas are as follows:**  
 First Lower area-254 sqft  
 First Main Area-888 sqft  
 Attic-683 sqft  
**Total Area-1825 sqft**

**Rent:** Upon Application  
**Rateable Value:** £1600 (Qualifies for small business rate relief)  
**Car parking:** 3 spaces  
**EPC:** TBC

Available by subdivision. Details upon request.



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