

FOR SALE

INDUSTRIAL PREMISES

Located in the popular Scottish Borders town of Kelso

Offers over £450,000

Situated in the Pinnaclehill Industrial Estate

Benefits from warehouse and office accommodation

Premises extend to 644.25 sqm (6,935 sqft)

Secure service yard and car park

Rarely available freehold opportunity in sought-after industrial estate



WHAT 3 WORDS

CARLAW ROAD, PINNACLEHILL INDUSTRIAL ESTATE,
KELSO, TD5 8AS

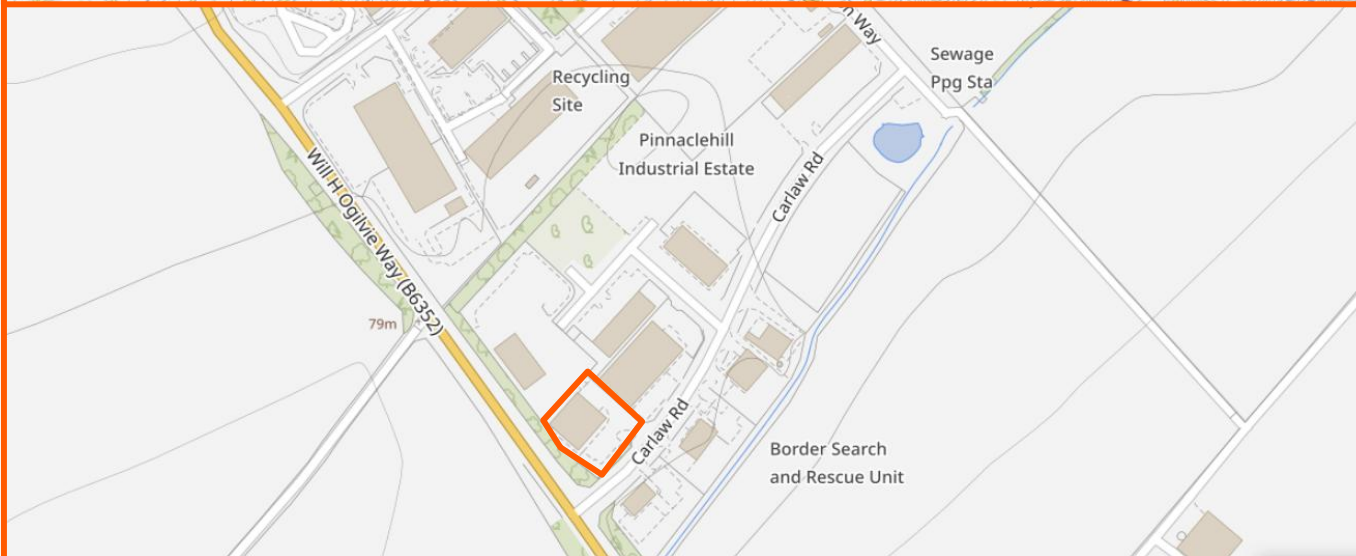
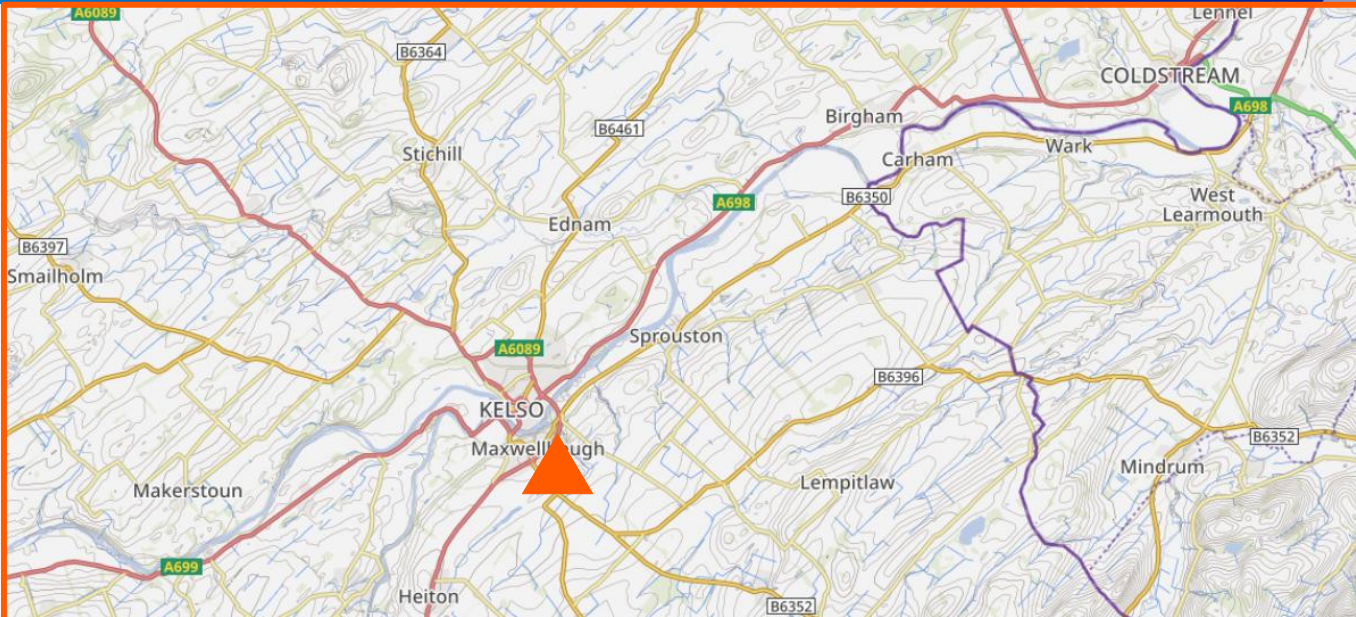
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Location

CARLAW ROAD, PINNACLEHILL INDUSTRIAL ESTATE, KELSO, TD5 8AS



Location

The subjects are located within the highly desirable Pinnaclehill Industrial Estate in Kelso, a well-established and sought-after commercial location within the Scottish Borders. The estate lies approximately 18 miles east of Galashiels, 40 miles south of Edinburgh & 60 miles north of Newcastle, offering occupiers excellent connectivity to the central belt and the north of England via the A68 and A697 trunk road.

The unit occupies a prominent position at the junction of Carlaw Road and the B6352, located within the easily accessible industrial site which has seen significant growth in the recent years.

Kelso is a popular market town located on the river Tweed and is home to a mixture of well-established local and national occupiers including Lloyd Land Rover, Sainsbury's, MerlinVet UK, Greggs, and Forbes.

Rarely available freehold opportunity in Pinnaclehill Industrial Estate



Virtual Tour



Description

CARLAW ROAD, PINNACLEHILL INDUSTRIAL ESTATE, KELSO, TD5 8AS



Description

The subject property comprises a single-storey industrial unit of steel portal frame construction, with profiled metal cladding beneath a pitched roof of similar specification. Natural light is provided via translucent roof panels, supplemented by fluorescent strip lighting, creating a bright working environment. Internally, the unit offers predominantly open-plan warehouse accommodation, with vehicular access provided by an electric roller shutter door. A separate pedestrian entrance leads to a reception area, office accommodation, tea preparation facilities, shower room, and WC facilities. The eaves height extends to approximately 7 metres, rising to an apex height of 8 metres. Externally, the property benefits from a secure yard area enclosed by timber security fencing. The site is approximately 0.4 acres.

Accommodation

Description	m ²	ft ²
Ground Floor	565.85	6,091
Mezzanine	17.40	844
TOTAL	644.25	6,935

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

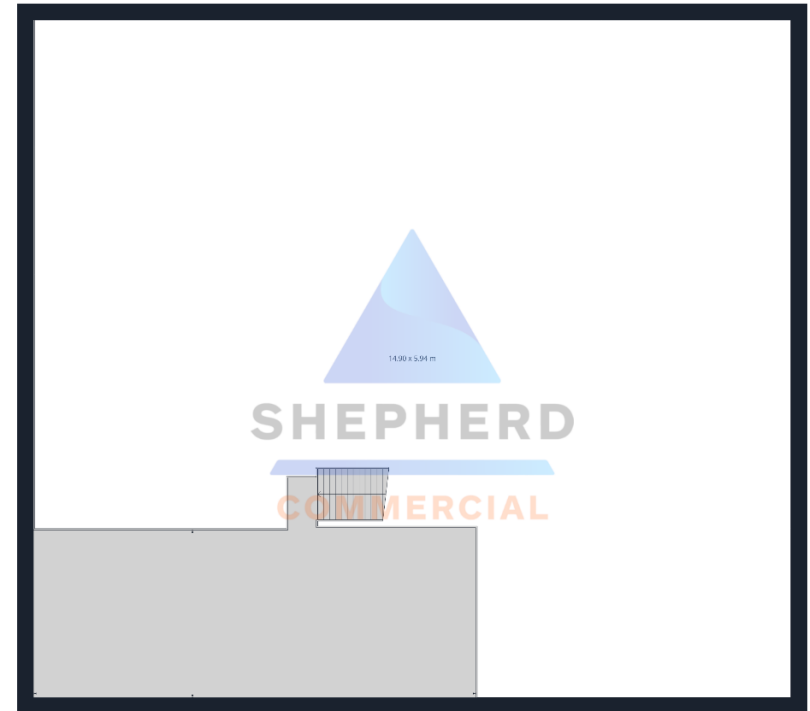


Floor Plans

CARLAW ROAD, PINNACLEHILL INDUSTRIAL
ESTATE, KELSO, TD5 8AS



Ground Floor



Mezzanine



Price

The subjects are being offered on a vacant freehold basis at offers over £450,000.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £40,250 which will result in rates payable of £19,360.25.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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