

TO LET  
INDUSTRIAL

 **GRAHAM  
SIBBALD**



**Riverside Mills,  
Dunsdale Haugh, Selkirk,  
TD7 5EF**

- Established industrial location within Selkirk, benefitting from direct access to the A7.
- Substantial industrial accommodation with good eaves heights (min 5.87m eaves rising to 7.24m apex).
- Full-height electric roller shutter door (c.4.5m) with secure yard.
- Benefits from Trade Counter Use
- To Let: £60,000 per annum (Exclusive of VAT)

## LOCATION

The subjects are located in Selkirk, within the Scottish Borders, serving a resident population of approximately 6,000 people and the wider Borders catchment. Selkirk lies between the established commercial centres of Galashiels and Hawick, and benefits from direct access to the A7, providing an important north-south arterial route linking the Borders with Edinburgh and onward to Carlisle and the wider motorway network.



More specifically, the property is situated to the north of Selkirk town centre within the established Riverside Mills area, an established commercial location accommodating a range of industrial and business occupiers.

The subjects can be seen on the appended map.

## DESCRIPTION

The property comprises a substantial single-storey industrial unit with ancillary office accommodation/trade counter, set within a secure and surfaced site.

The property is of steel portal frame construction and is surmounted by a pitched steel truss roof clad in cement sheeting. The unit benefits from a tarmac-surfaced yard, enclosed by palisade fencing. Access into the unit is provided via a steel roller shutter access door whilst there is also further pedestrian access doors in to the trade counter area and fire escapes to the rear.

Internally, the accommodation provides open plan warehouse accommodation with ancillary office/trade counter space.

The unit benefits from a good eaves height of approximately 5.87 metres rising to an apex of approximately 7.24 metres. The premises are served by strip lighting, together with mains water and electricity, and offer flexible accommodation suitable for a range of occupiers.

Natural light is also afforded by dual aspect glazing.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Gross Internal Area bases:

Total: 2,897 sqm (31,182 sqft)

## EPC

EPC will be available upon request.

## RENT

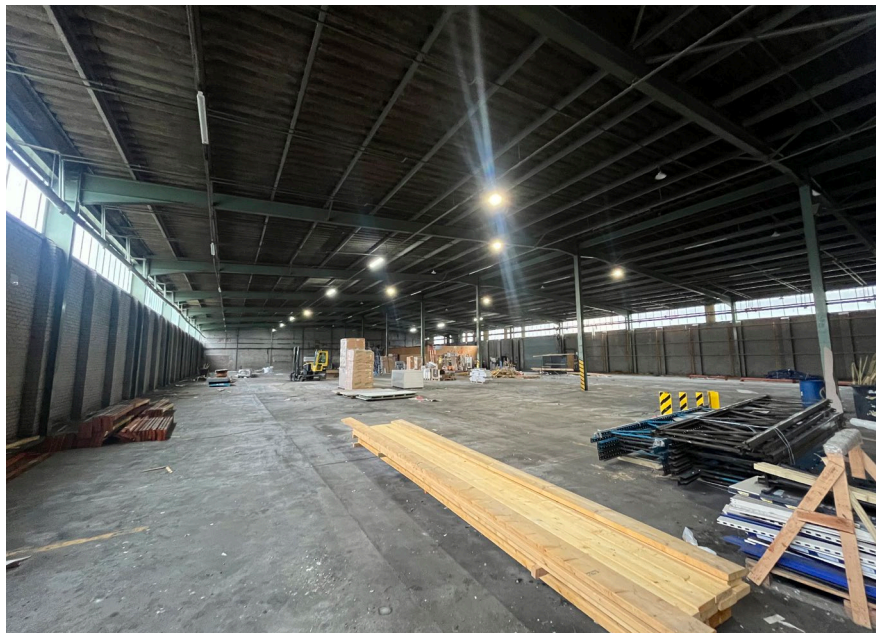
Offers over £60,000 per annum (Exclusive of VAT)

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £53,500. We note that this is due to change to £63,500 from April 2026.

## LEGAL COSTS + VAT

Each party has to bear their own legal costs. The purchaser will be liable for the land and building transaction tax and registration dues incurred in this transaction.



To arrange a viewing please contact:



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### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.