TO LET

Industrial Workshop
Unit 1 Phase 2 Acredale Workshops, Acredale Industrial Estate, Eyemouth TD14 5LQ

Industrial Workshop
Annual Rent (in the region of)
£10,500 (excluding VAT)

Viewing/Further Details:
Please contact
Estate Management
Tel: 01835 825122 or email estatemanagement@scotborders.gov.uk

These particulars do not form any part of any contract and are prepared for guidance only.
Location
Eyemouth is a large borders town situated on the East coast of the region. It is a busy fishing port with a bustling harbour. The town is well served by the road network located just a couple of miles from the A1 Trunk road linking Scotland to England. Acredale Industrial Estate is a modern industrial estate situated on the west side of town.

Description
Phase 2 at Acredale Industrial Estate consists of one block of four workshops of various sizes. These workshops are constructed with concrete blocks and brick outer skin with a pitched insulated panel roof. Unit 1 is situated at the end of a block and consists of a main workshop area & toilet facilities, access into the unit is through wicket doors built into two up and over doors situated at opposite ends of the workshops. At the front of the units is a courtyard area exclusively for SBC’s tenants which can be used for parking and deliveries.

Services
This property is service by 3 phase mains electricity, water and drainage.

Accommodation
Total gross internal area: 195.2m² (2101ft²)

Rent
Annual rent (in the region of): £10,500 (excluding VAT)

Rateable Value
The current rateable value of these premises is £7,900 (with effect from 1 April 2017).

Properties below the value of £15,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at www.mygov.scot/business-rates-relief/

Planning
Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Any other use falling out with this use class will require landlords and the relevant planning consent.

Energy Performance Certificate
Building energy performance rating: G