

# Information Pack

## Eyemouth Studio

Asset address: Unit 3 Acredale Industrial Estate, Eyemouth, TD14 5LQ

Asset number: EY004/12

Produced by: Scottish Borders Council

Issue date: July 2025

## Contents

1.0	Contents
2.0	Information Pack Guide
3.0	Estates Summary
3.1	Building & Location Data
3.2	Building Background & Use
4.0	Building Operational Data
4.1	Mechanical and Electrical
4.2	Maintenance Data
4.3	Asbestos
5.0	Asset/Building Reports Guide
6.0	Appendices
6.1	Asset Performance Review
6.2	Asset Condition Report
6.3	Site Plan
6.4	Floor Plan(s)
6.5	Condition Survey Identified Works Report

## 2.0 Information Pack Guide

### Document purpose

Scottish Borders Council (SBC) has created an information pack relevant to assets/buildings. It includes information and data that may be of benefit to interested parties. This information comes following publication of the Integratis report to support the resulting consultation phase.

### Document content

Within the pack is information and data that has been primarily collected from SBC's Estate Management dashboard. Supplementary information has been provided by professionals within the Estates Division.

### Document disclaimer

This document contains data relevant to the asset/building owned by SBC and operated by Live Borders. All information contained within this document is based on data provided by SBC and Live Borders and is available for public release. The data presented is intended to provide insight to interested groups only, and although the data is accurate and factual, in some instances data is liable to difference based on interpretation. SBC cannot be held liable for incorrect reading of the data. SBC recommends that professional advisors be appointed to investigate and report on any key aspects that may be relevant to interested groups.

SBC should be notified of any suspected data discrepancies and recommends that independent legal checks and advice are to be considered by all interested parties. Information relating to third party occupiers and tenancies is provided to the best of SBC's knowledge. The site plan boundary (red line) refers to site areas only and total boundary may not be included in any offer. The site boundary is to be agreed at a later date.

### Other information

Additional information can be found at the following links

Ratable Values:	<a href="https://www.saa.gov.uk/">https://www.saa.gov.uk/</a>
Rates Relief:	<a href="https://www.scotborders.gov.uk/money-off-business-rates/charitablenon-profit-organisations">https://www.scotborders.gov.uk/money-off-business-rates/charitablenon-profit-organisations</a>
Listed Building Status:	<a href="https://portal.historicenvironment.scot/apex/f?p=PORTAL:search">https://portal.historicenvironment.scot/apex/f?p=PORTAL:search</a>
Flood Zone:	<a href="https://beta.sepa.scot/flooding/flood-maps/">https://beta.sepa.scot/flooding/flood-maps/</a>
Market Value:	No asset valuations have been undertaken for this exercise



### 3.0 Estates Summary

Steel framed industrial unit in Acredale Industrial Estate on the outskirts of Eyemouth.

#### 3.1 Building and location data

Location	Eyemouth
Area (GIA)	95 m <sup>2</sup>
Does this building have Common Good implications?	No

#### 3.2 Building background and use

Are there any title restrictions?	No
Are there any other known limitations?	No
Are there any third party occupiers?	Unknown

### 4.0 Building Operational Data

#### 4.1 Mechanical and electrical

Heating system type	Not known
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#### 4.2 Maintenance data

Are there any known ongoing fabric repairs?	No
Are there any known building issues?	No

#### 4.3 Asbestos

Does the building contain any known asbestos?	No
Condition of asbestos?	N/A



## 5.0 Asset/Building Reports Guide

### Data gathering process

The data within this report originated from SBC's Estate Management Dashboard.

The Scottish Government Core Facts Guide establishes a condition survey process for the Education Estate which has been broadened by SBC to encompass the wider estate.

The data gathering process, developed further by SBC, includes additional information and data for each asset/building. This includes additional topics such as suitability and environmental performance. Where this information is not available, sections of the sheet or graph information may be blank.

### How to interpret the data

Identified required investment is based on identified works, resultant costs are generated using a quantity surveyor rates matrix. SBC recommends that independent contractor costs are obtained by interested parties.

Financial upkeep, carbon emissions, and energy consumption are all based on factual data where available.

Suitability breakdowns are based on visual inspection questionnaires that generate subsequent percentage weightings. Mechanical and electrical breakdowns are based on known data and building knowledge. Any unknown items are left blank.

Condition surveys are a visual surface level inspection. They are non-invasive. These surveys follow the Scottish Government Core Facts Guide process which assigns a condition rating to each item after which set percentage weightings are calculated.

The Core Facts Guide is as follows: A: Good, B: Satisfactory, C: Poor, D: Bad

### Definitions

BMS	Building Management System
EICR	Electrical Installation Condition Report
EPC	Energy Performance Certificate
GEFA	Gross External Floor Area
GIA	Gross Internal Area
IT	Information Technology
kg of CO <sub>2</sub> e	Kilograms of Carbon Dioxide Equivalent
kWh	Kilowatt-hour
LED	Light Emitting Diode
RAAC	Reinforced Autoclaved Aerated Concrete
R&M	Repair & Maintenance
SBC	Scottish Borders Council

## 6.0 Appendices

- 6.1 Asset Performance Review
- 6.2 Asset Condition Report
- 6.3 Site Plan
- 6.4 Floor Plan(s)
- 6.5 Condition Survey Identified Works Report



6.1 Asset Performance Review

No Asset Performance Review information available.



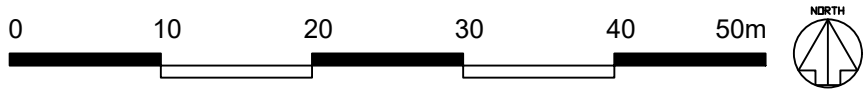
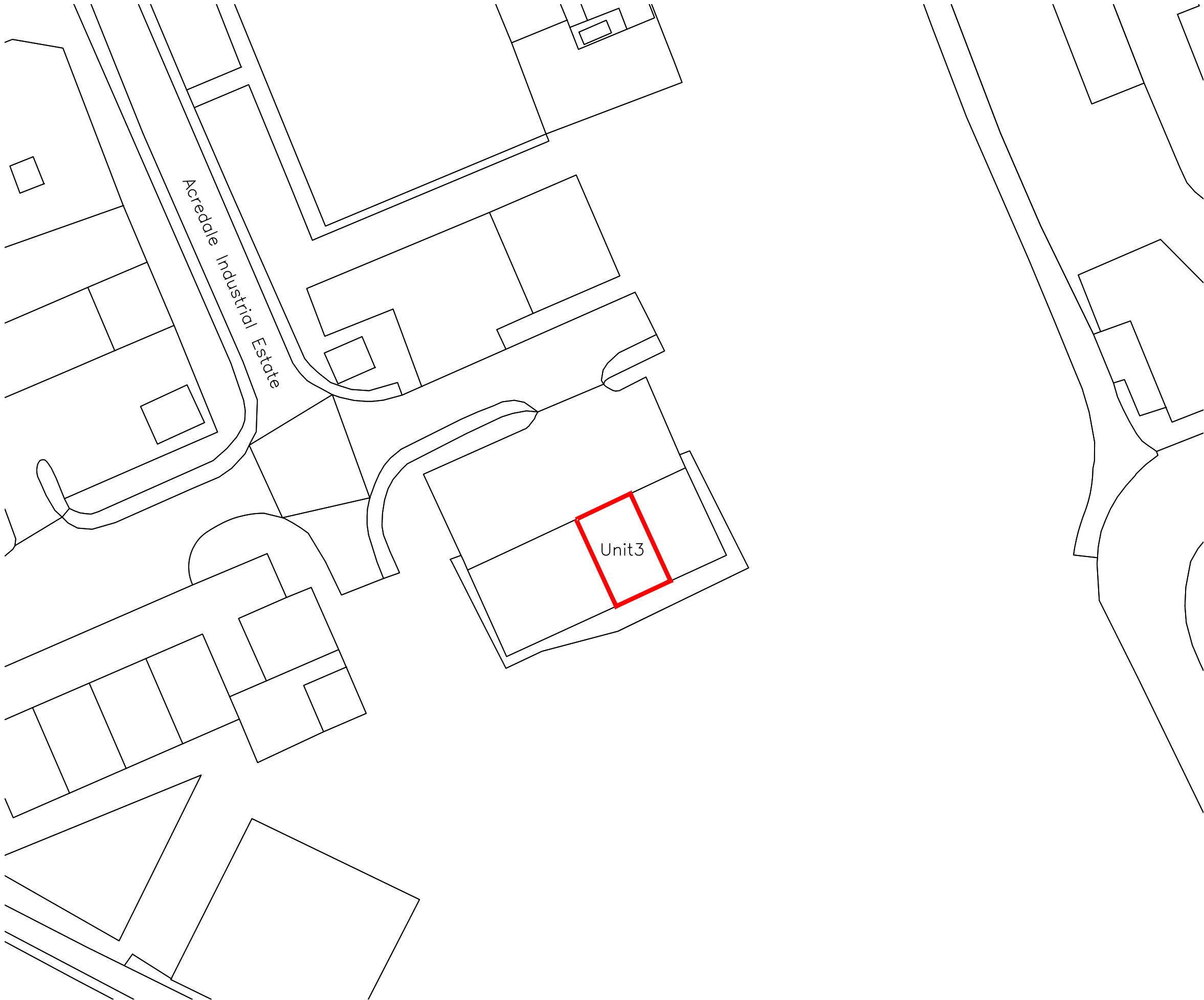
6.2 Asset Condition Report

No Asset Condition Report information available.





6.3 Site Plan



[REV.] [DETAILS] [BY] [DATE]



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Client:  
**SBC**

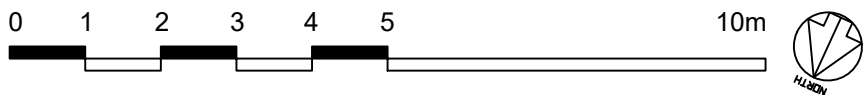
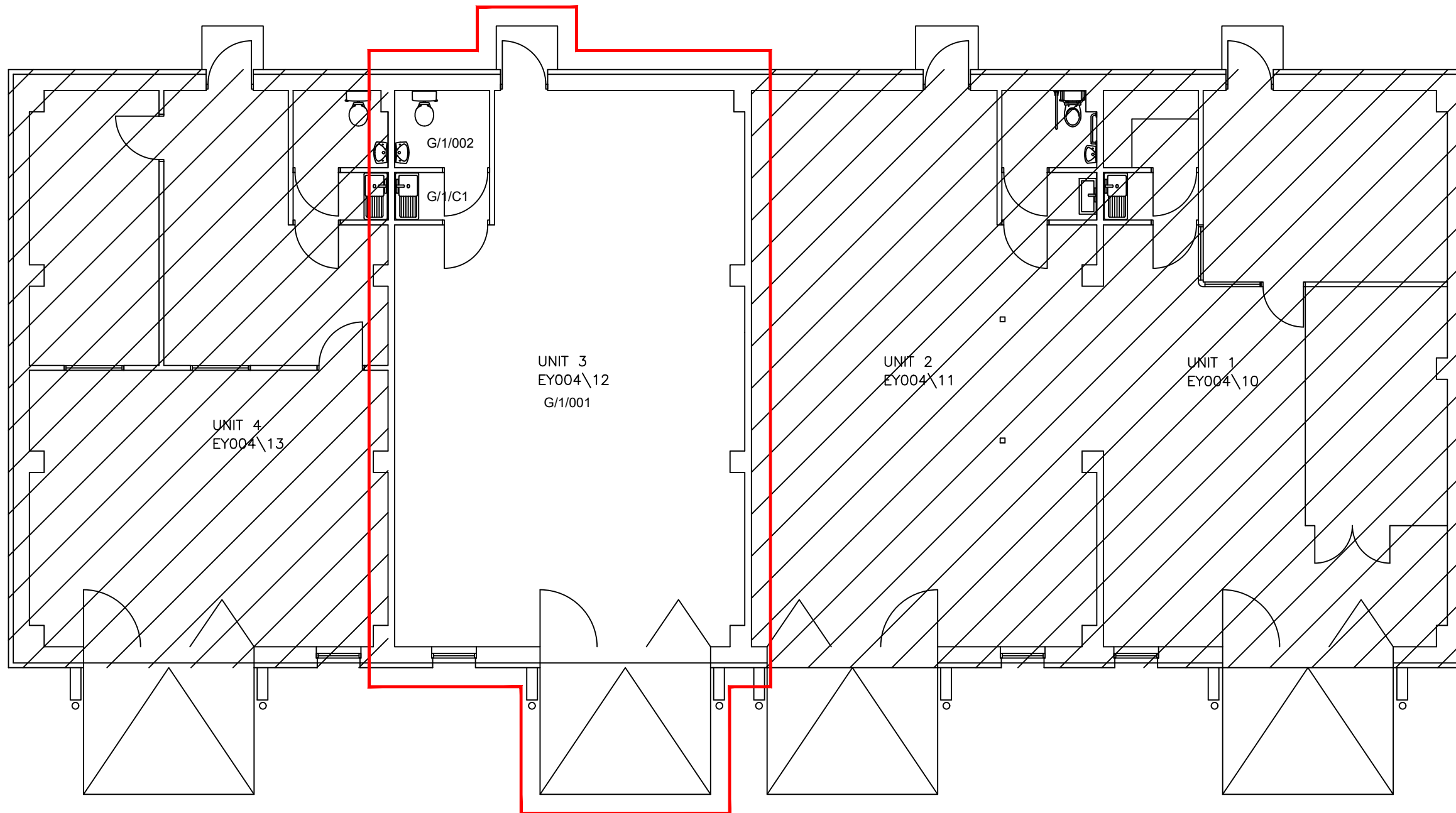
Project Title  
**Eyemouth Studio - Unit 3**  
**Acredale Industrial Estate, Eyemouth**  
**Live Borders Estate**

Drawing Title:  
**Information Packs**  
**Site Plan**

Date:	Drawn By:	Scale:
<b>July 2025</b>	<b>LB</b>	<b>1:600</b>
Project No.	Drawing No.	Rev
<b>LB-EY-S-Eyemouth_Studio-100</b>		



6.4 Floor Plan(s)



[REV.] [DETAILS] [BY] [DATE]



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Client:  
**SBC**

Project Title  
**Eyemouth Studio - Unit 3**  
**Acredale Industrial Estate, Eyemouth**  
**Live Borders Estate**

Drawing Title:  
**Information Packs**  
**Ground Floor Plan**

Date: **July 2025** Drawn By: **LB** Scale: **1:100**

Project No. Drawing No. Rev

**LB-EY-S-Eyemouth\_Studio-(20)102**



## 6.5 Condition Survey Identified Works Report

No Condition Survey Identified Works Report Available.