

# TO LET



## Workshop Unit 3 Station Court Workshops, Newtown St Boswells TD6 0PP



### Workshop

**Annual Rent (in the region of)  
£7,750 (excluding VAT)**



#### Viewing/Further Details:

Please contact  
Estate Management

Tel: 01835 825122 or email [estatemangement@scotborders.gov.uk](mailto:estatemangement@scotborders.gov.uk)

These particulars do not form any part of any contract and are prepared for guidance only.

## Location

Newtown St Boswells is strategically positioned in the Scottish Borders, adjacent to the A68 trunk road, providing excellent north-south links between Edinburgh (approximately 38 miles) and Newcastle. This location is ideal for industrial and commercial operations, offering efficient access to major transport routes for distribution and logistics.

The area benefits from proximity to the Scottish Borders Council Headquarters and established agricultural and commercial infrastructure, including the region's main livestock auction mart.

Transport links are strong, with regular bus services and Tweedbank Railway Station approximately 6 miles away, offering direct rail connections to Edinburgh Waverley in under an hour. The surrounding road network supports heavy vehicle movement, making the site suitable for manufacturing, storage, and distribution uses.

## Description

The property comprises a mid-terraced industrial workshop unit of traditional steel portal frame construction with profile metal cladding and a pitched roof. The unit offers a practical layout suitable for a range of light industrial, storage, or trade counter uses.

Internally, the accommodation includes a clear-span workshop area with concrete flooring, high bay lighting, and vehicular access via a roller shutter door. Within the unit, there is a dedicated office space providing a comfortable working environment, along with a staff toilet facility. The premises benefit from mains electricity, gas and water connections.

Externally, the unit forms part of a well-established industrial terrace with shared space for loading and parking.

## Services

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

## Accommodation

Total gross internal area 97.6m<sup>2</sup> (1050ft<sup>2</sup>)

## Rent

Annual rent (in the region of): £7,750 (excluding VAT)

## Rateable Value

The current rateable value of these premises is £4,000 (with effect from 1 April 2023).

Properties below the value of £12,000 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/](http://www.mygov.scot/business-rates-relief/)

## Planning

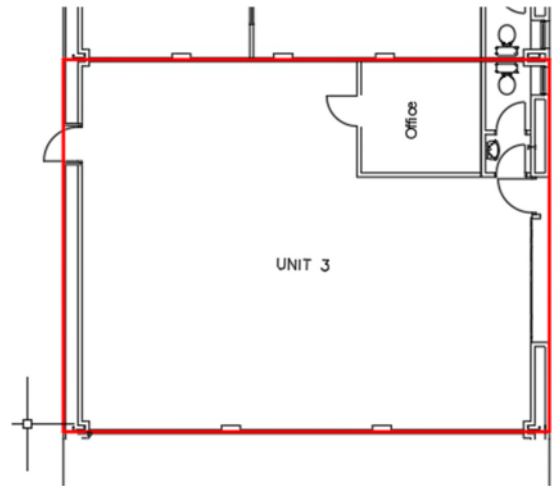
Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

## Energy Performance Certificate

Building energy performance rating: F

## Location/Floor plans



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