

TO LET



Workshop Unit 3 Riverside Workshops, Edinburgh Road, Jedburgh TD8 6EE



Workshop

**Annual Rent (in the region of)
£6,500 (excluding VAT)**



Viewing/Further Details:

Please contact
Estate Management

Tel: 01835 825122 or email estatemangement@scotborders.gov.uk

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

Location

The property is situated in Jedburgh, a historic market town in the Scottish Borders, approximately 10 miles south of Kelso and 12 miles north of Hawick. Jedburgh benefits from excellent road connectivity via the A68 trunk road, providing direct access to Edinburgh (approximately 50 miles to the north) and Newcastle upon Tyne (approximately 60 miles to the south).

The town offers a range of local amenities including shops, cafés, and services, and is well positioned for businesses seeking a strategic location within the Borders region. The surrounding area is predominantly commercial and light industrial, making it ideal for workshop and storage use.

Description

The property comprises a purpose-built portal frame industrial workshop located within the Riverside Workshops development in Jedburgh. The unit provides flexible space suitable for a variety of light industrial or storage uses. It features a robust steel portal frame construction with secure access via a roller shutter door, a solid concrete floor, and generous internal clearance. The unit is connected to mains services including electricity and water.

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 97.6m² (1050ft²)

Rent

Annual rent (in the region of): £6,500 (excluding VAT)

Rateable Value

The current rateable value of these premises is £4,500 (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/

Planning

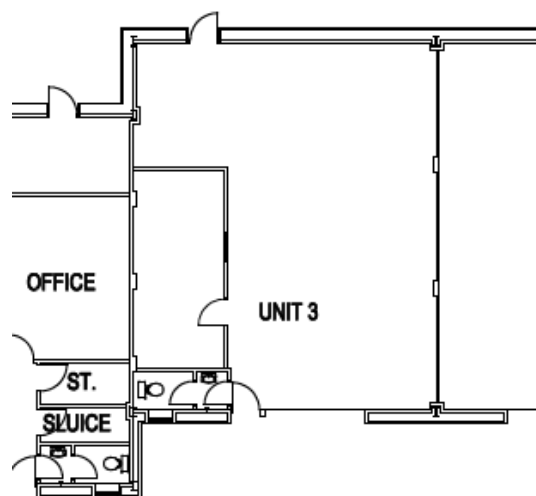
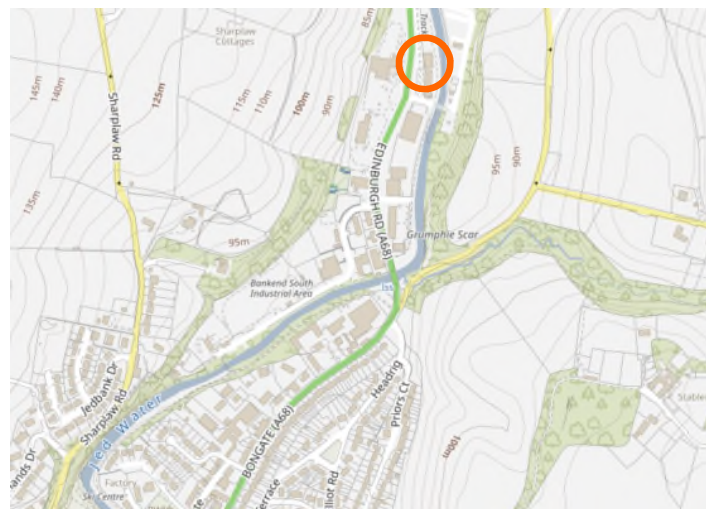
Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

Energy Performance Certificate

Building energy performance rating: To be confirmed

Location/Floor plans



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