

TO LET



Workshop
Unit 2 & 3 Coldstream Business Park,
Lennel Road, Coldstream TD12 4EW



Newly Built Workshop

**Annual Rent (in the region of)
£8,250 (VAT exempt)**



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

Coldstream is a small borders town lying on the north bank of the River Tweed located 9 miles from Kelso and 14 miles from Berwick-Upon-Tweed.

Description

Coldstream Business Park has recently been developed with the addition of three newly built industrial units. The construction of the property's consists of blockwork with steel cladding and composite panel roofs.

Services

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

Accommodation

Total gross internal area 108m² (1,166ft²)

Rent

Annual rent (in the region of): £8,250 (excluding VAT)

Rateable Value

The current rateable value of these premises is £6,600 (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/

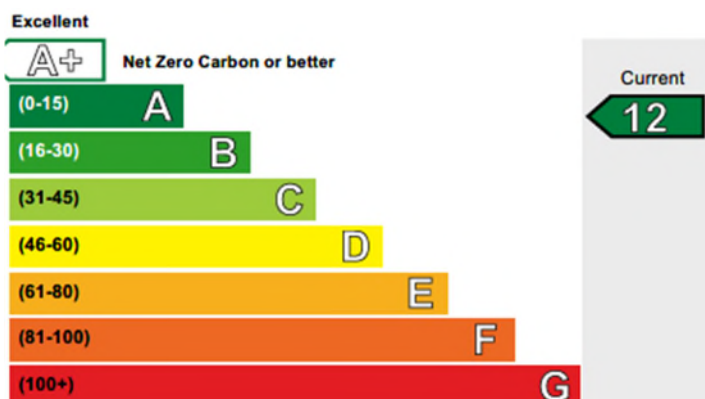
Planning

Currently Class 4 Business Use as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

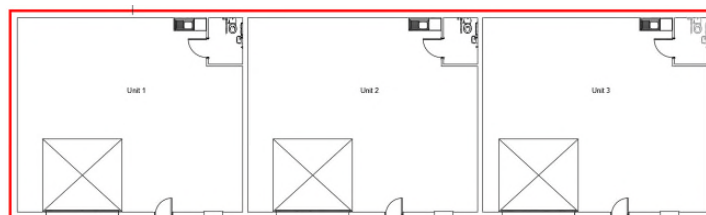
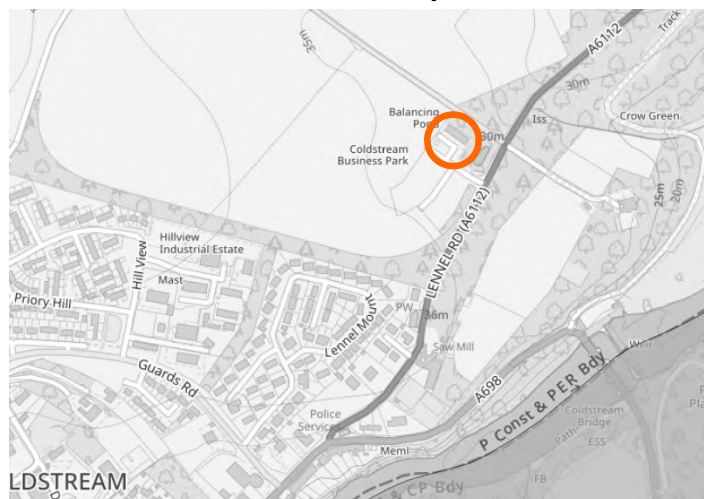
Any other use falling out with this use class will require landlords and the relevant planning consent.

Energy Performance Certificate

Building energy performance rating: A



Location/Floor plans



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