

TO LET



Workshop
Unit 3 Phase 1 Acredale Industrial Estate, TD14 5LQ



Industrial Workshops

**Annual rent (in the region of):
£6,500 + 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

Eyemouth is a coastal town in the Scottish Borders, positioned just two miles east of the main A1 north-south route and around eight miles north of Berwick-upon-Tweed, offering convenient connectivity for commercial and industrial activity. Situated at the mouth of the Eye Water on the Berwickshire coastline, the town benefits from a working harbour and proximity to key transport links, making it a practical and well placed location for industrial operations.

Description

Acredale Industrial Estate in Eyemouth is a long established employment area hosting a diverse mix of local businesses including food production, vehicle services, manufacturing, and building trades. Companies operating within the estate range from fishmongers and food producers to automotive repairers and construction firms, reflecting its role as a practical and versatile base for business activity.

The unit is of modern steel portal frame construction, providing a clear span interior suitable for a wide range of industrial uses. Access is facilitated by a pedestrian door but the unit also has an up and over industrial door to accommodate vehicle entry and efficient loading operations, making the premises well suited for storage, distribution, manufacturing, or workshop activities.

Services

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

Accommodation

Total gross internal area 97.4m² (1044ft²)

Rent

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

Rateable Value

The current rateable value of these premises is £3,750 (with effect from 1 April 2026).

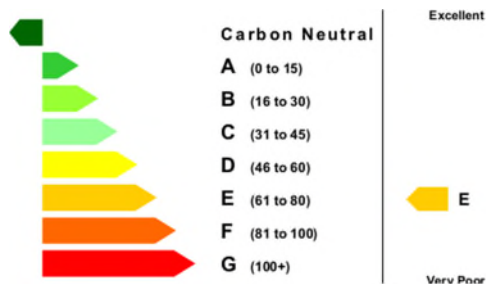
Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at www.mygov.scot/business-rates-relief/

Planning

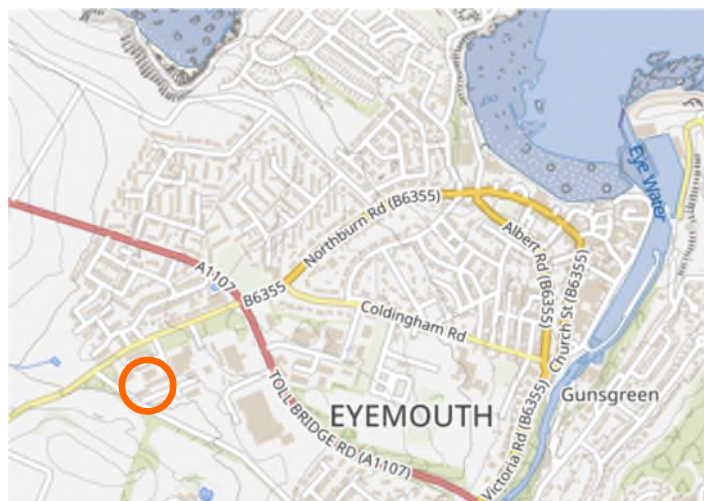
Currently Class 4 Business Use as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

Energy Performance Certificate 2010 (to be updated)



Location plan



Floor plan



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