

# TO LET



**Workshop**  
**Unit E Duns Industrial Estate, Duns TD11 3HS**



## **Industrial Workshops**

**Annual rent (in the region of):**  
**£5,500 + 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

Duns is a rural town in Berwickshire with an established industrial presence and strong transport links. The town has good transport links via the A6105 and A1 to Edinburgh and Newcastle, as well as proximity to Berwick-upon-Tweed railway station, approximately 16 miles away which provides fast national rail connections.

### Description

Duns Industrial Estate on the southern edge of the town, which hosts a range of businesses including manufacturing, food production, construction, and engineering firms while offering serviced plots, industrial land, and ready made units for varied commercial uses.

### Services

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

### Accommodation

Total gross internal area 85.7m<sup>2</sup> (922ft<sup>2</sup>)

### Rent

Annual rent (in the region of): £5,500 (excluding VAT)

### Rateable Value

The current rateable value of these premises is £3,650 (with effect from 1 April 2026).

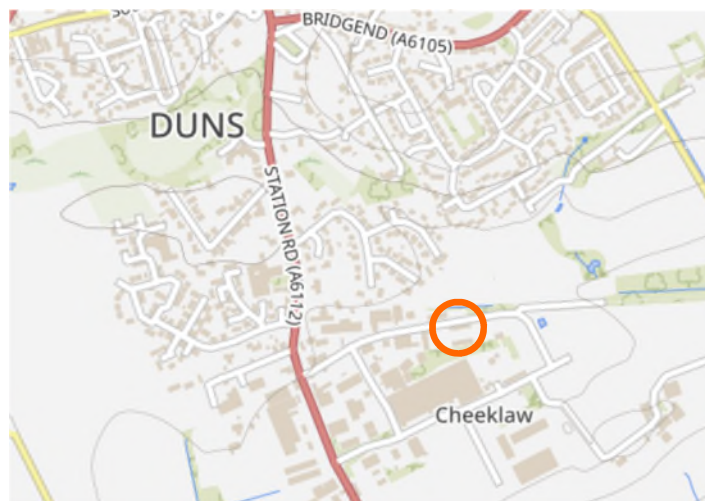
Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at [www.mygov.scot/business-rates-relief/](http://www.mygov.scot/business-rates-relief/)

### Planning

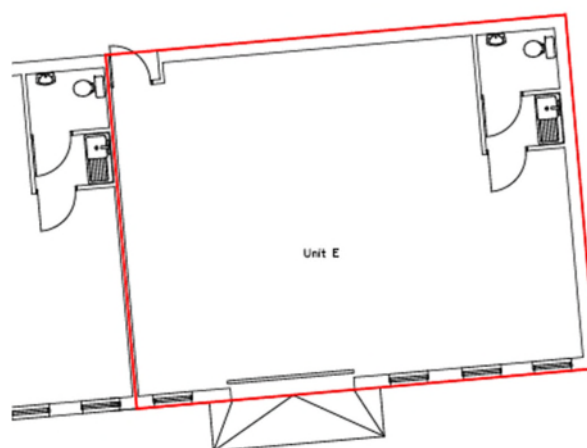
Currently Class 4 Business Use as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

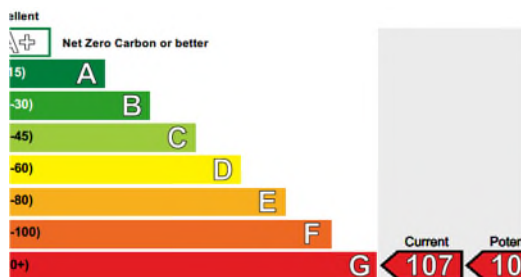
### Location plan



### Floor plan



### Energy Performance Certificate



### 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.