

TO LET



Unit 4 Phase 2 Acredale Industrial Estate Eyemouth TD14 5LQ



Industrial Premises

**Annual Rent (in the region of)
£13,250 (excluding VAT)**



Viewing/Further Details:

Please contact
Estate Management

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

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

Location

Eyemouth is a large borders town situated on the East coast of the region. Eyemouth is a busy fishing port with a bustling harbour. The town is well served by the road network located just a couple of miles from the A1 Trunk road linking Scotland to England. Acredale Industrial Estate is a modern industrial estate situated on the west side of town.

Description

Phase 2 at Acredale Industrial Estate consists of four workshops of various sizes and is constructed of traditional brick with pitched metal sheet roofing. Unit 4 consists of a main workshop area, small office & toilet facilities with access into the unit is through a pedestrian door with industrial bi-folding doors positioned at the end of the workshop. At the front of the units is a courtyard area exclusively for SBC's tenants which can be used for parking and deliveries.

Services

This property benefits from 3 phase mains electricity, water and drainage.

Accommodation

Total gross internal area = 195.19m² (2100ft²)

Rent

Annual rent (in the region of): £13,250 (excluding VAT)

Rateable Value

The current rateable value of these premises is £9,300 (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/

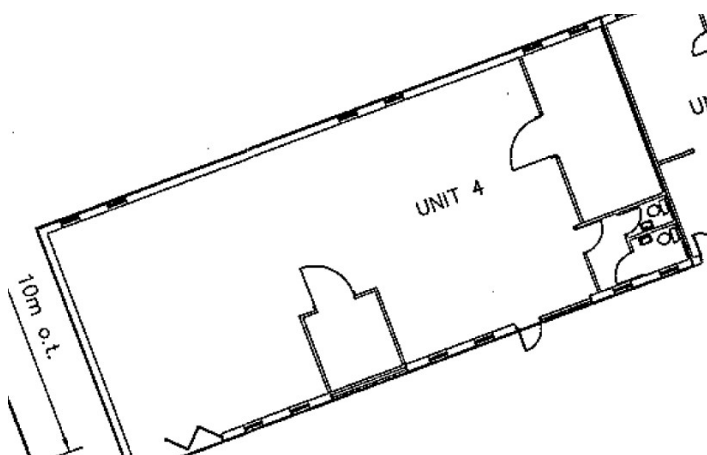
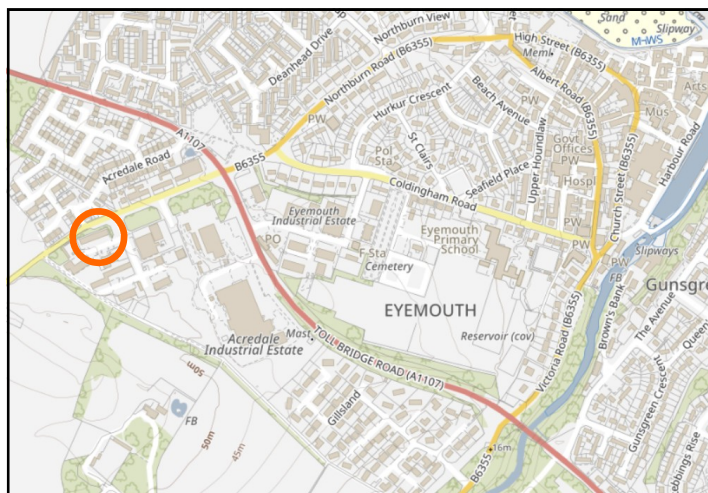
Planning

Currently Class 4 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

To be confirmed



Floor plan/Location plan

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