

TO LET



**3 Towerdykeside,
Hawick TD9 9EA**



**Office Premises
(currently Class 1a: Shop, Financial,
Professional and other services would
suit other uses subject to planning
consent for a change of use)**

**Annual Rent (in the region of)
£4,250 (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

Hawick is the largest town in the Scottish Borders, renowned for its strong industrial heritage and skilled workforce. Situated on the A7 trunk road, the town offers excellent road links north to Edinburgh (approximately 55 miles) and south to Carlisle and the M6 motorway, making it an ideal base for manufacturing, storage, and distribution businesses.

The town provides a well-established commercial environment with a mix of industrial estates and trade operators. Local amenities include supermarkets, banks, and professional services, while the surrounding area offers a good labour pool. Hawick also benefits from regular bus services linking to other Borders towns and onward connections to rail services at Tweedbank, approximately 18 miles away.

The location combines accessibility with competitive operating costs, making it attractive for businesses seeking premises in a strategic yet cost-effective setting.

Description

The property comprises a single-storey office/workshop forming part of a well-established commercial terrace at Towerdykeside, Hawick. Constructed of traditional masonry with a pitched roof, the unit offers a flexible space.

Internally, the accommodation provides a private office with public access but this could be altered with the correct consents. It has concrete flooring and good natural light, with staff toilet facilities. Access is via a double pedestrian door. The premises benefit from mains electricity and water connections.

Externally, the unit enjoys a convenient location within the town centre area, with nearby on-street parking and good access to the A7 trunk road for regional connectivity.

Services

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

Accommodation

Total gross internal area: 64.6m² (695ft²) + basement

Rent

Annual rent (in the region of): £4,250 (excluding VAT)

Rateable Value

The current rateable value of these premises is £3,800 (with effect from 1 April 2023)

Planning

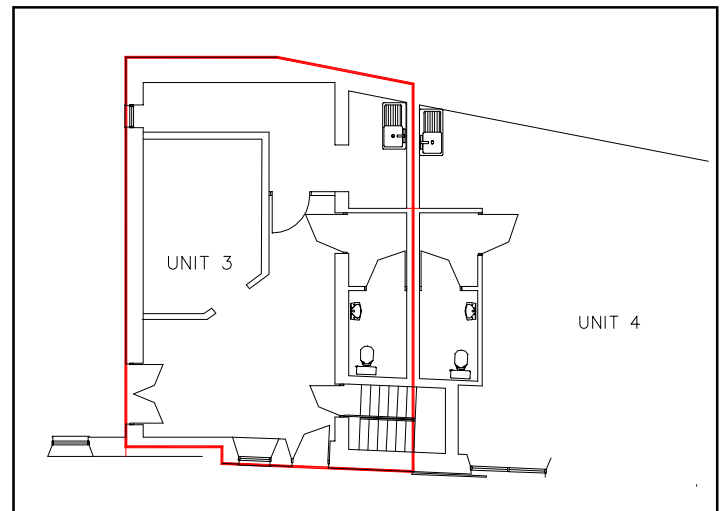
Currently Class 1a Shop, Financial, Professional and other services as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

Energy Performance Certificate

Building energy performance rating: G (January 2022)

Location/Floor plans



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