



**ATTRACTIVE OFFICE SUITE - TO LET**

**1ST FLOOR, ROXBURGH HOUSE  
2 ROXBURGH STREET  
GALASHIELS, TD1 1PF**

- 114 SQM (1,227 SQ FT)
- Prominent position
- Attractive period features
- 2 dedicated car spaces with more available by negotiation

**LOCATION:**

Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 40 miles south of Edinburgh and 58 miles north of Carlisle. The Scottish Borders Railway provides easy connectivity to Edinburgh and beyond via the station at Tweedbank.

The town is located in the centre of the Scottish Borders and is the principal commercial and administrative hub for the area.

Roxburgh Street lies adjacent to Island Street, one of the main arterial routes through the town. The office is prominently positioned at 1st floor level with visibility to passing traffic and pedestrians.

Nearby occupiers include Triage Central Ltd, Morrison & Murray Engineering Ltd and NHS Borders.

**DESCRIPTION:**

The subjects comprise the entire first floor accommodation within a prominently positioned standalone office building benefitting from the following:

- Cellular layout with large rooms and high ceilings
- Attractive period features
- Kitchenette
- Male & female toilet facilities
- Power and data points
- Gas fired central heating
- 2 allocated parking spaces with more available by negotiation

**ACCOMMODATION:**

The subjects are understood to have a net internal area as follows:

114 SQM (1,227 SQ FT)

**RATEABLE VALUE:**

The subjects have a rateable value of £11,175 and as such, some occupiers may be eligible for 100% rates relief depending on their status. Further information on rates payments can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

**LEASE TERMS:**

The subjects are available on a new lease at a rent of £18,500 per annum.

**EPC:**

A copy of the EPC for the property can be made available on request.

**VAT:**

All figures in these particulars are quoted exclusive of VAT.

**ENTRY:**

By agreement.

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

**FURTHER INFORMATION:**

Strictly by contacting the sole letting agents:

D M Hall  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel 0131 624 6130

Ian Davidson  
[ian.davidson@dmhall.co.uk](mailto:ian.davidson@dmhall.co.uk)

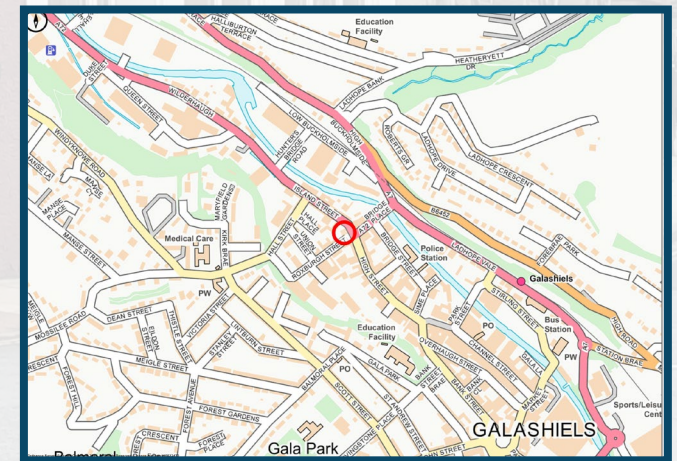
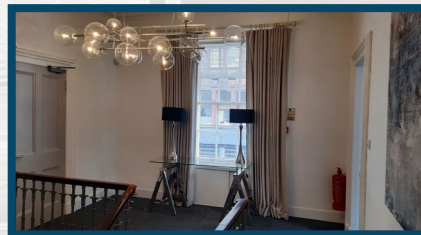
Oliver Lawson  
[Oliver.lawson@dmhall.co.uk](mailto:Oliver.lawson@dmhall.co.uk)

**VIEWING:**

Strictly by arrangement with the agents.

**DATE OF PUBLICATION:**

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**IMPORTANT NOTE**

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