

# NEW BUILD GENERAL PURPOSE UNITS

Carlaw Road, Pinnaclehill Industrial Estate, Kelso, TD5 8AS

An Excellent Opportunity to Rent New Build General Purpose Units in a Highly Sought-after Area

To Let • Rental on application

Edwin  
Thompson







### BRIEF RESUME

- New Build Units
- Ideally Suited to Trade Counter, Storage, Distribution, Workshop or General Industrial
- GIA 98sq m (1,055sq ft) or multiples thereof
- Ridge Height c. 7.60m
- Eaves Height front c. 5.70m. and rear c. 4.75m
- Vehicular access doors c. 4 m high x 3m wide
- Accessible WC

### LOCATION

A new-build Trade Park situated on Carlaw Road within Pinnaclehill Industrial Estate to the South of Kelso. Kelso is conveniently located within the Central Borders approximately eighteen miles east of Galashiels, forty-four miles south of Edinburgh. It is a traditional Market Town with a relatively affluent catchment area and a strong business sector.

The Town has a population of approximately 6,870 according to the 2020 Mid-Year Population Estimate compiled by General Records of Scotland, broadly the same as the population recorded at the 2011 Census (6,860). The town acts as regional centre for a wide rural hinterland.

Pinnaclehill is the principal Industrial Estate serving Kelso. It has benefited from significant investment over recent years. Just some of the existing occupiers on the estate include Sainsburys Supermarket, Lloyds Landrover, Plexus, Forbes Plastics, Howdens, BOC, Abbey Tool and Gauge, Signmaster, DMI Mechanical Engineers, Border Aggregates, and Cheviot Vets.



### SPECIFICATION

- \* Clear Span Steel Portal frame Construction
- \* Plastisol Coated insulated composite cladding to the roofs and external elevations
- \* Galvanised purlins supporting cladding
- \* Verge and eaves flashing to match
- \* Roof incorporating translucent polycarbonate roof lights
- \* Double glazed windows
- \* Personnel doors
- \* Vehicular access roller shutter doors (4m high x 3 m wide)
- \* Galvanised steel box gutters with pvc downpipes c/w metal box guards
- \* Parking along the southern boundary of the site.

### PLANNING

This Trade Park is within an area zoned for Business and Industrial use. This designation supports a range of uses defined within the Town and Country (Used Classes) (Scotland) Order 1997 (as amended) including:

Class 4 (Business / Light Industrial Use)

Class 5 (General Industrial)

Class 6 (Storage / Distribution)

There may also be potential for a range Sui Generis (site specific) uses in keeping with existing uses on the estate. This category includes uses such veterinary surgery, vehicle sales, vehicle repairs, taxi or vehicle hire depot, or similar subject to Planning.

### AREAS

Multiples of 98 sq m (1,055 sq ft)



### SERVICES

Mains electricity water and drainage.

### RATEABLE VALUE

To be assessed on completion. Rates Poundage 2021/22: £0.498

The Small Business Bonus Rates Relief Scheme (SBRR) provides up to 100% rates relief to businesses with a combined rateable value of up to £15,000 across all their business premises within Scotland, subject to application and eligibility.

It is anticipated that each of the individual units as currently proposed would each fall below this threshold.

### WHAT3WORDS

called.apply.townhouse

### ENERGY PERFORMANCE CERTIFICATE

TBC

### LEASE TERMS

Available by way of a new Full Repairing and Insuring lease.

Please contact the agent to discuss other lease terms.

### VALUE ADDED TAX

Any prices are exclusive of VAT. This unit is elected to Tax, Value Added Tax will be payable on the Rent at the prevailing rate.

### ENTRY

On conclusion of legal missives.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the in-going tenant will be liable for any Land and Buildings transaction Tax, Registration Dues and VAT thereon., where applicable.

### SERVICE CHARGE

A service charge will be payable in relation to the maintenance and upkeep of the common parts of the building and estate. Further information is available from the letting agents on application.

### VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300

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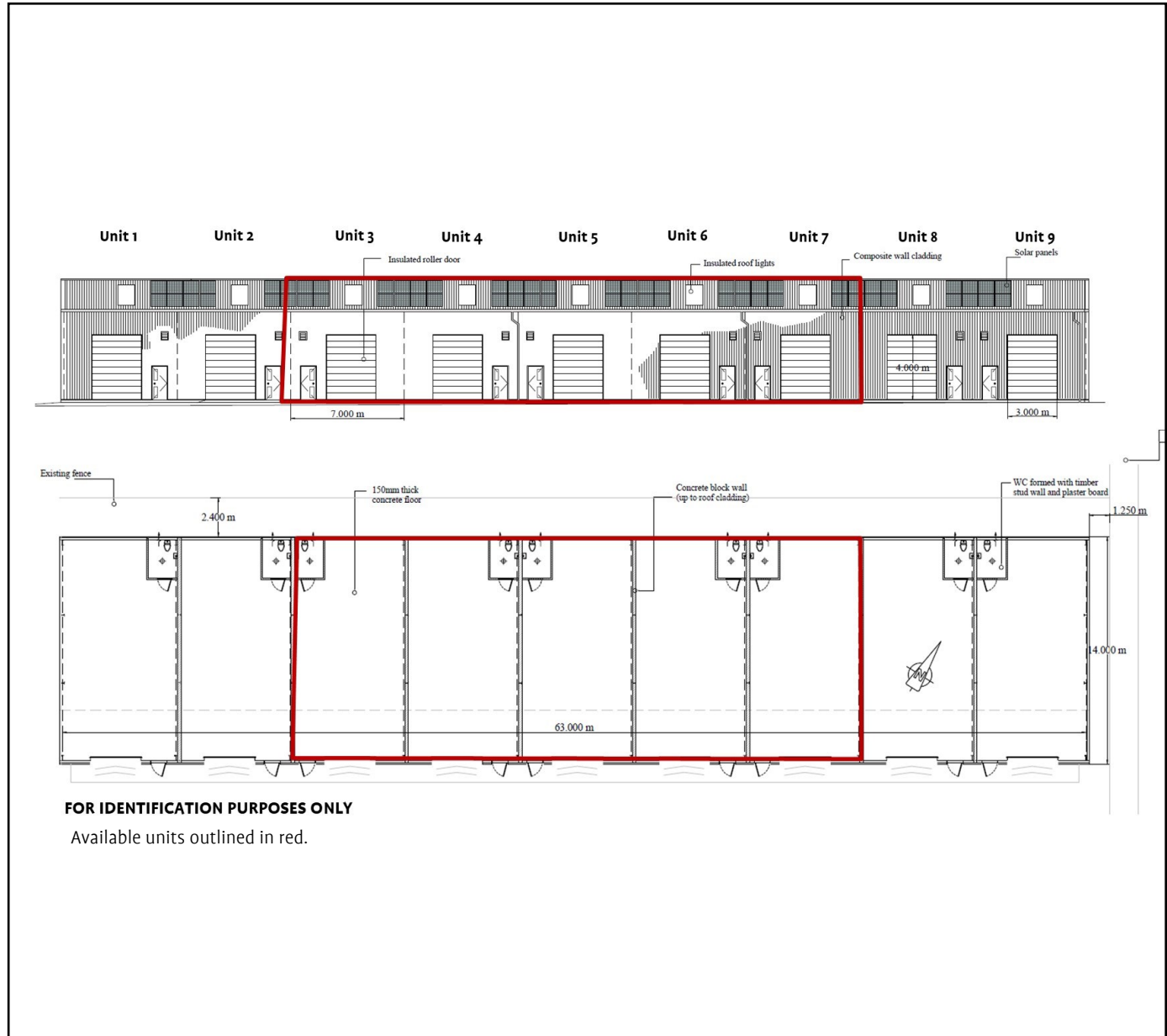
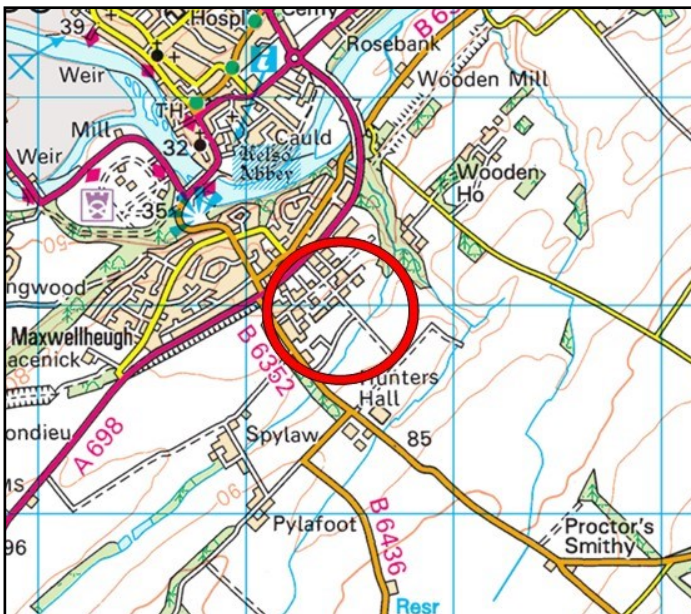
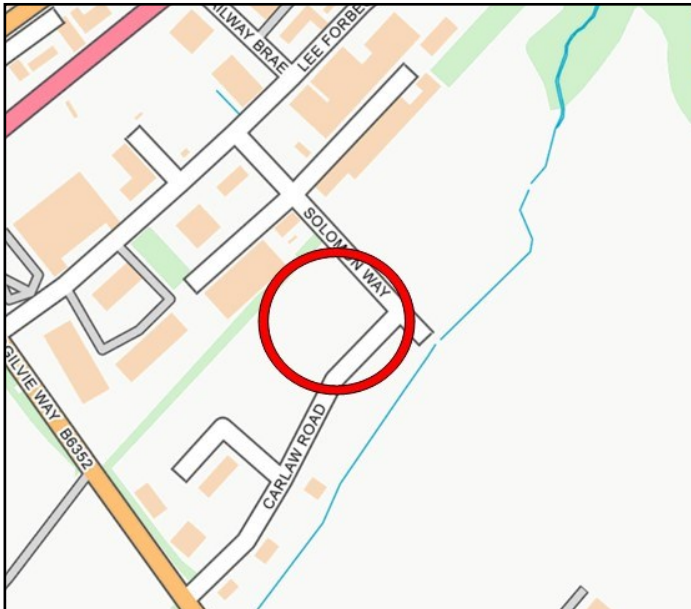
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