



## Unit 6 - Tweed Horizons

Business and Conference Centre,  
Newtown St Boswells

**£400.50 per month (including VAT)**



An exciting and most versatile opportunity has arisen to lease office space within Tweed Horizons Business and Conference Centre, Newtown St. Boswells. Located within the central Scottish Borders, the business centre hosts a number of businesses and we are delighted to offer lease of Units 6, to those seeking new commercial space.

# Unit 6 - Tweed Horizons

Business and Conference Centre,  
Newtown St Boswells

**£400.50 per month (including VAT)**

Rental Value:

Unit 6

Monthly Rental: £400.50 incl VAT

Broken down: Rental: £200.25 | Service Charge: £133.50

Lease Information:

The lease offered will be a Full Repair and Insuring (FRI) Tenancy and will be drafted once specific terms have been agreed between the landlord and prospective tenant.

Viewing Arrangements:

Strictly by appointment with the Letting Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.



## Features:

Environmentally friendly serviced accommodation | Relaxing countryside location | High Speed Internet Connection and Wi-Fi High quality accommodation | CAT 5A / 6 IT cabling | Plentiful parking | Sustainably sourced heating | Decorated and carpeted with floor tiles ready for occupation | Excellent access to national roads network via the A68 trunk road | Convenient position for access to the main Borders towns | Furniture available on request | 10 minutes commute from the Scottish Borders Railway Tweedbank station

## Service Charges Include:

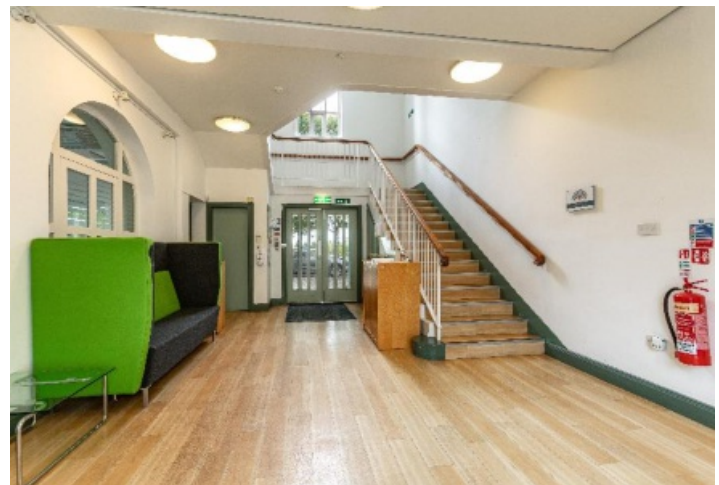
Sustainably sourced heating | Cleaning of Business Centre | Communal Areas | Security system | CCTV | Weekly Refuse Collection | Monthly Water testing/treatments | Maintenance and landscaping of external areas | Internal & external maintenance of building | Secure Door Entry System | Daily Mail Collection | External window cleaning

## Communal facilities include:

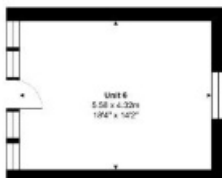
Relaxation / break out space | W.C.s / Showers | Kitchen with kettle, microwave, and sink | Water Cooler

## Additional Services (charges applied separately):

Metered Electricity | Franking Machine | Photocopying & Printing | Discounted Meeting Room Hire | Non-Domestic Rates (direct to supplier) | Waste Water (direct to supplier)



Tweed Horizons



Unit 6  
Approximate Area: 24.1 m² ... 259 ft²

We warrant that we have taken reasonable steps to ensure the accuracy of the floor plan and other details shown on this website. However, we do not warrant the accuracy of the floor plan or other details shown on this website. The purchaser is responsible for verifying the accuracy of the floor plan and other details shown on this website. The purchaser is responsible for verifying the accuracy of the floor plan and other details shown on this website.

PROPHOTO

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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Tel 01573 400 399  
Tel 01896 822 796  
Tel 01721 723 999  
Tel 01750 723 868  
Tel 013873 80482

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

