

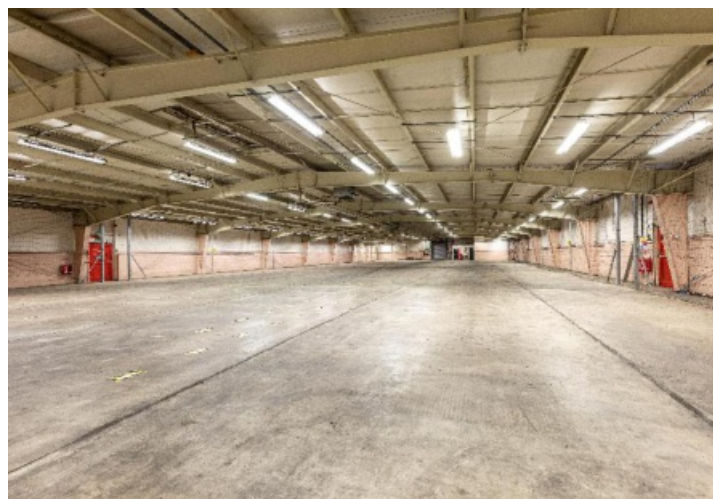
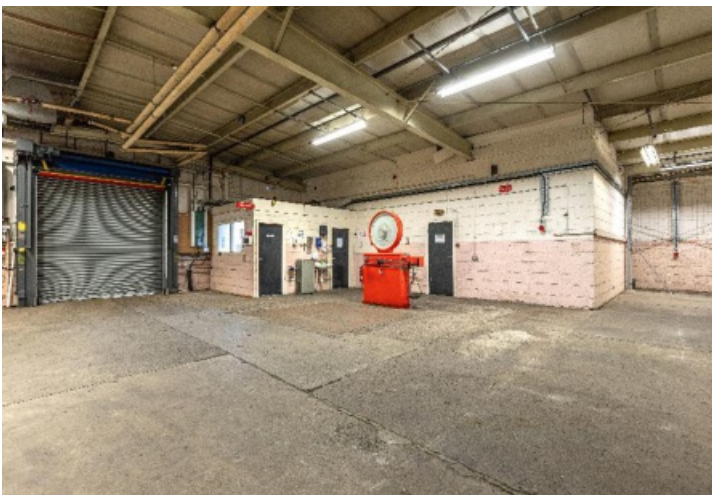
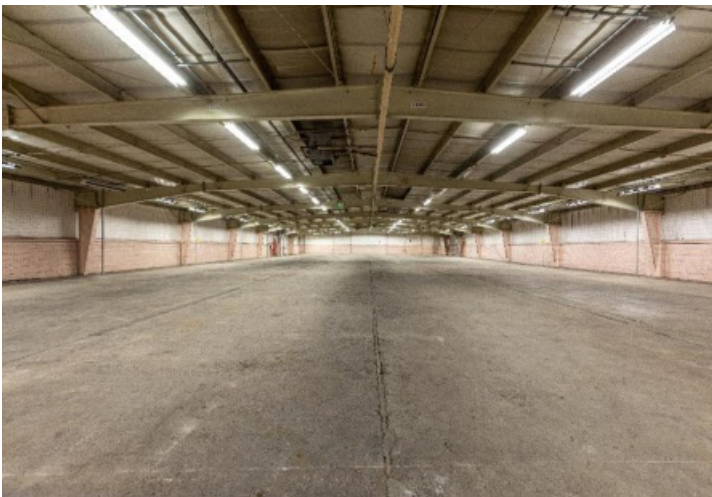
**Jedburgh**  
Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**To Let - Commercial Premises  
Butler's Building, Oxnam Road, Jedburgh, TD8 6LR**



Located within the well-established Oxnam Road Industrial Estate on the southern edge of Jedburgh, this substantial steel-framed warehouse presents an excellent opportunity for businesses seeking extensive, adaptable commercial accommodation. Extending to approximately 1,511.1 sqm (16,266 sq ft), the premises offer a highly versatile footprint suitable for a wide range of industrial, storage or operational uses.

The building is arranged to provide a combination of functional ancillary accommodation and expansive open-plan space. Internally, the premises include a dedicated store/file room, office and WC facilities, offering practical support areas for administrative or operational needs. The remainder of the building comprises a large, uninterrupted warehouse area with durable concrete flooring throughout, providing flexibility for racking, machinery, bulk storage or subdivision to suit specific business requirements.

Access to the premises is efficient and well-designed. A roller shutter door allows for straightforward loading and unloading, while an additional access point is available through the store area. The building also benefits from two fire exits and a steel-framed loading bay/canopy, supporting safe and effective movement of goods and equipment. The front canopy will be removed or re-clad prior to occupation, with the finish tailored to suit the requirements of the incoming tenant.

Externally, the property offers off-street parking, enhancing convenience for staff and visitors. Its position within the industrial estate provides good connectivity to local transport routes, making it a practical base for distribution, storage or commercial operations serving the wider Scottish Borders and beyond.

Offering scale, flexibility and a strong industrial location, this warehouse represents an excellent opportunity for businesses requiring significant space with the potential to tailor the premises to their specific needs.

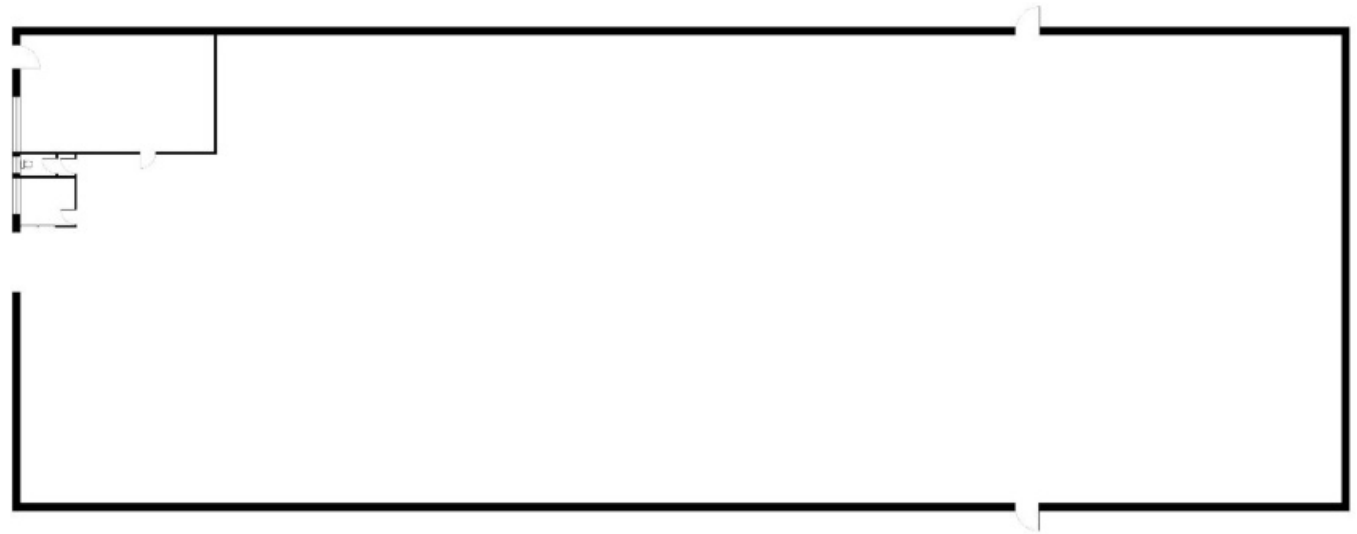
## Flexible Opportunity: Sale May Be Considered

Although the premises are primarily offered for lease, our client is open to considering a sale should an interested party wish to put forward a purchase proposal.



Butler's Building, Starretts, Oxnam Road, Jedburgh.

Approximate Gross Internal Floor Area: 1511.1 sqm / 16266 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



### Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

### EPC

Pending

### Services

Mains electricity, water and drainage.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the

subjects have been entered into the valuation roll at £44,000. The uniform business rate for the current year is £0.49 pence in the pound.

### Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

### Entry Date & Lease Information

The rental is set at £5,422 per calendar month (£65,000 per annum), with flexible lease terms available. Entry is available immediately, and viewings are strongly encouraged to fully appreciate the scale and potential of the space.

The lease offered will be on a Full Repairing and Insuring (FRI) basis, with the formal lease documentation to be drafted once specific terms have been agreed between the landlord and the prospective tenant.

Interested in this property?  
**Jedburgh**  
Call **01835 863202**

38 High Street,  
Jedburgh, TD8 6DQ  
Phone: 01835 863202  
Fax: 01835 864016  
Email: jedburgh@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



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.