

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**To Let - Upper Unit,
Roxburgh Street, Galashiels, TD1 1PB**



Presented to the market in immaculate condition following recent refurbishment, this firstfloor commercial office suite offers an exceptional opportunity for a wide range of businesses. Extending to approximately 245 sqm, the premises form part of a twostorey building and benefit from secure entry and CCTV systems, ensuring a safe and professional working environment.

Despite its firstfloor position, the unit is fully accessible via a passenger lift and includes dedicated disabled toilet facilities, making it suitable for inclusive occupancy.

Internally, the accommodation is both generous and versatile. A welcoming reception area leads through to the main openplan office, which extends to an impressive 102 sqm. This space can remain open or, if preferred, can be subdivided to create up to five individual office suites, subject to discussion at viewing. Further accommodation includes a boardroom, an additional private office, staff kitchen, separate male and female WCs, and an excellent level of internal storage.

The layout also benefits from stairwells at either end of the unit, enhancing circulation and contributing to strong firesafety provision.

Located just off the town centre, the property enjoys a convenient and prominent position, well suited to a variety of commercial uses (Class 1A, subject to confirmation).

Offered to the market in truly turnkey condition, viewings are strongly encouraged to appreciate the scale, flexibility, and quality of the space on offer.

Entry Date & Lease Information

The rental is set at £1,458.34 per calendar month (£17,500 per annum), with flexible lease terms available. Entry is available from August 2026, 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.

Upper Unit Roxburgh Street Galashiels

Approximate Gross Internal Floor Area: 245.3 m² ... 2641 ft²



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, appliances and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given.

PROPHOTO

Situation

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Viewings

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

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £15,800. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

EPC

D

Services

Mains gas, electricity, water and drainage.

Interested in this property?

Hawick

Call 01450 372336

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@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.