



LEGAL
HASTIN&S



Unit 4 The Hirsell Homestead Coldstream, TD12 4LS



Discover the charm of working within one of the Scottish Borders' most picturesque and welcoming locations. This is more than just a workspace – it's an opportunity to become part of a thriving destination where heritage, natural beauty, and community spirit come together.



Unit 4 at The Hirsell Homestead is a flexible workshop and workspace, ideal for a wide variety of uses. Constructed in stone with durable brick floors, it combines robust practicality with timeless character.

Tenants will also benefit from:

- Convenient visitor parking
- A thriving commercial space
- Excellent daily footfall
- Full wheelchair accessibility
- A setting surrounded by scenic woodland walks, a welcoming café, and a farm shop

This unique location makes Unit 4 not just a workplace, but an inspiring environment for both business and creativity.

THE HIRSELL ESTATE, COLDSTREAM

Tenants and visitors alike will enjoy convenient on-site parking (available at a small cost to visitors), full wheelchair accessibility, and the added bonus of being surrounded by the estate's beautiful woodland walks, tranquil lake views, and abundant wildlife.

Just a short drive from Coldstream High Street, the unit benefits from excellent footfall all year round thanks to the estate's popularity with visitors. The Homestead Café & Farm Shop and a range of other estate attractions bring in a steady flow of locals and tourists alike, creating a vibrant atmosphere that supports any business.

Beyond the unit itself, the setting is truly unique:

- Over 1,000 acres of parkland and woodlands to explore
- Hirsell Lake and the valley of the Leet Water offering a scenic backdrop
- A thriving community hub with excellent transport links across the Borders
- Estate grounds open 365 days a year during daylight hours



ESTATE FACILITIES

- Café / restaurant
- Parking
- Easily accessible without car
- Facilities for children
- Mostly wheelchair accessible
- Parkland / open spaces
- Pet friendly
- Picnic area
- Shopping

SERVICES

Mains electric and electric wall mounted heating. Water and drainage are supplied by the Hirsell Estate and are billed separately.

COUNCIL TAX & INSURANCES

Current rateable value £4,200 per annum, however, likely to be eligible for 100% relief through the small business rates relief scheme.

Utilities and contents insurance to be arranged by incoming tenant.

ADDITIONAL INFORMATION

All enquiries should be made to Hastings Legal via Borders Country Lets.

Viewings strictly by appointment and available on request from the agents on 01573 229 887.

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

Lease and terms to be agreed by both parties once offer is agreed in writing.