

DM HALL

To Let

**Serviced Office
Suites**

**Ettrick Business
Centre
Dunsdale Road
Selkirk
TD7 5EB**

**Office accommodation
available from
approximately
10 - 1,500 SQM
(100 - 16,000 SQ FT)**



Property Details

- Attractive refurbished office suites
- Lift access to all floors
- On site facilities manager
- Generous on site car parking

LOCATION:

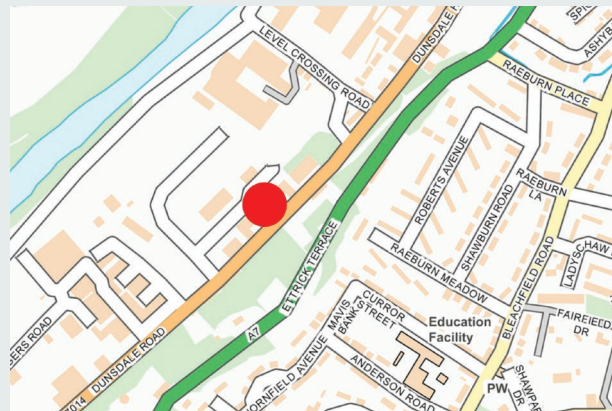
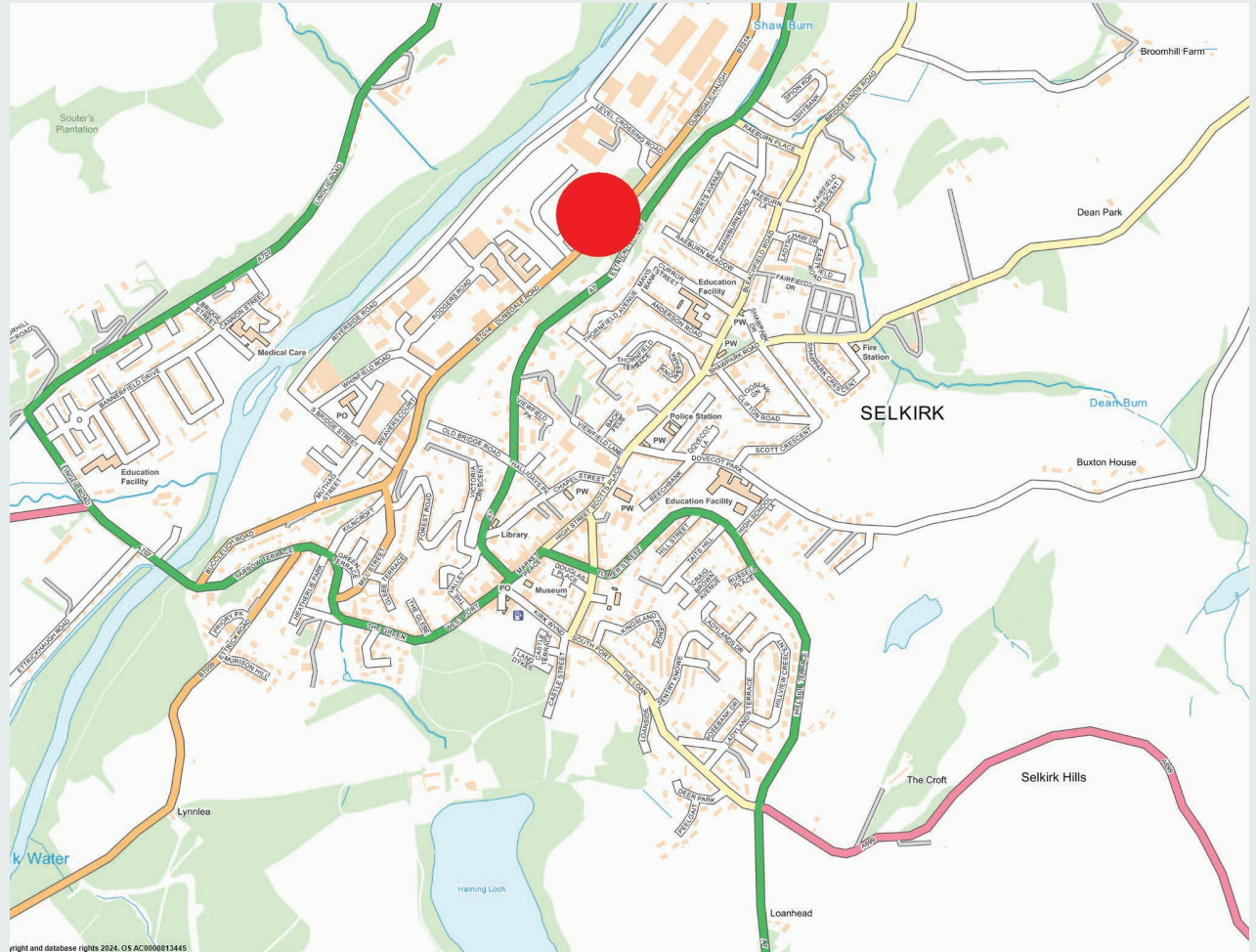
Selkirk is situated off the A7 amidst the picturesque Borders countryside and lies approximately 6 miles south Galashiels, 43 miles south of Edinburgh and 54 miles north of Carlisle. The town is located in the centre of the Scottish Borders and benefits from having easy rail connectivity to Edinburgh and beyond via the station at Tweedbank that lies some 6 miles to the north east.

The subjects are situated on Dunsdale Road which is located on the edge of the principal commercial area of Selkirk and lies to the north of the town centre. The area is home to a variety of local and national operators including British Wool, Oregon Timber Frame, Lochcarron of Scotland, Eildon Housing Association, Scottish Borders Housing Association, Utility Warehouse and ITV.

DESCRIPTION:

The subjects comprise an A listed 5 storey former mill building that has been sympathetically converted to provide high quality serviced office accommodation. A variety of suites are available to suit all sizes of tenant from fledgling businesses to large national occupiers. The centre benefits from the following:

- Lease terms from 1 month upwards are available
- Lift access to all floors
- Wheelchair accessible toilet facilities
- Tea preparation facilities
- On site facilities manager during business hours
- 24 hour access
- CCTV monitoring
- 250 on site car spaces
- On site vehicle charging points





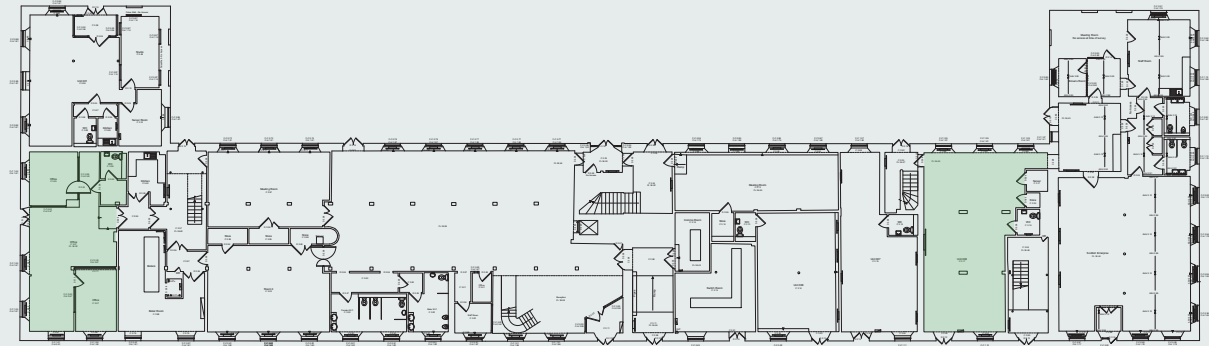


ACCOMMODATION & FLOOR AREAS :

The following opportunities are currently available to lease on flexible terms with immediate entry.

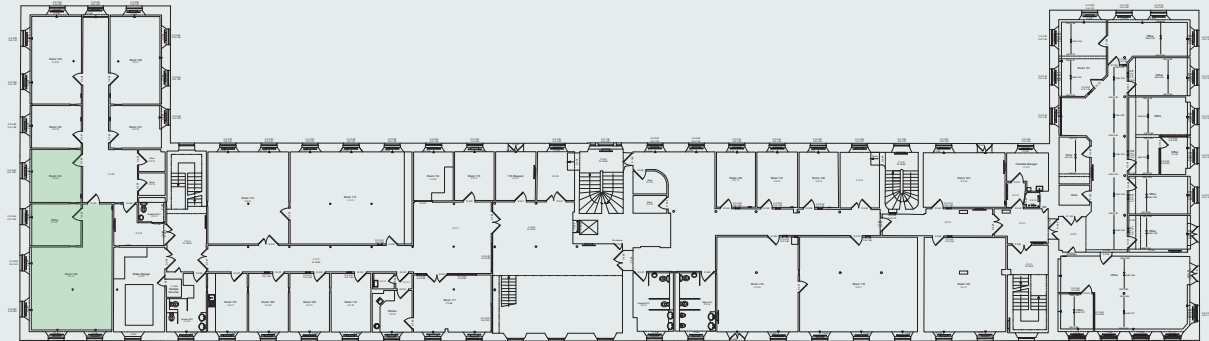
Units	Tenant	Area (sqft)
2	VACANT	1,033
3	VACANT	710
4	VACANT	603
5	VACANT	632
8	VACANT	1,119
104	VACANT	145
105	VACANT	180
106	VACANT	690
110	VACANT	151
111	VACANT	300
114	VACANT	118
115	VACANT	118
116	VACANT	118
202	VACANT	295
204	VACANT	143
206	VACANT	139
210	VACANT	155
211	VACANT	469
214	VACANT	464
215	VACANT	3,733
216	VACANT	2,536
309	VACANT	520
310 & 312	VACANT	900
311	VACANT	255
313	VACANT	375
314	VACANT	156
315	VACANT	295
316	VACANT	154
TOTAL		16,507

Ground Floor



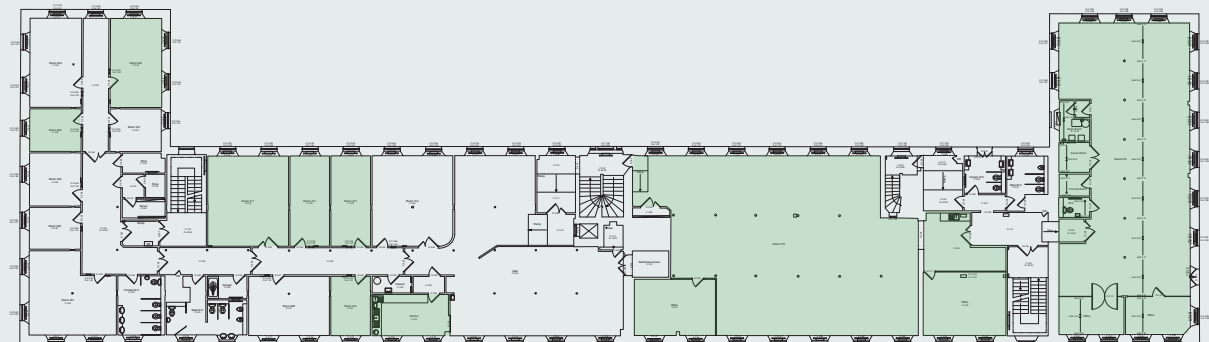
Available Suites Coloured Green

First Floor



Available Suites Coloured Green

Second Floor



Available Suites Coloured Green

Property Details

LEASE TERMS

Suites are available to lease for a period to be agreed at a rent equating to £11.50 per square foot per annum plus VAT.

SERVICE CHARGE

A service charge is payable to cover the cleaning, maintenance and staffing of the common parts of the business centre. This charge currently equates to £7.00 per square foot per annum on all lettings.

RATES PAYABLE

Tenants will be responsible for the payment of any local authority rates in relation to their occupation. Further details are available from the letting agents.

ENERGY PERFORMANCE:

The subjects have an Energy Performance Certificate (EPC) rating of C (35). A copy of the EPC document for the subjects is available upon request.

VAT:

All rental figures quoted are subject to VAT at the prevailing rate.

DM Hall Commercial Department

17 Corstophine Road, Edinburgh,

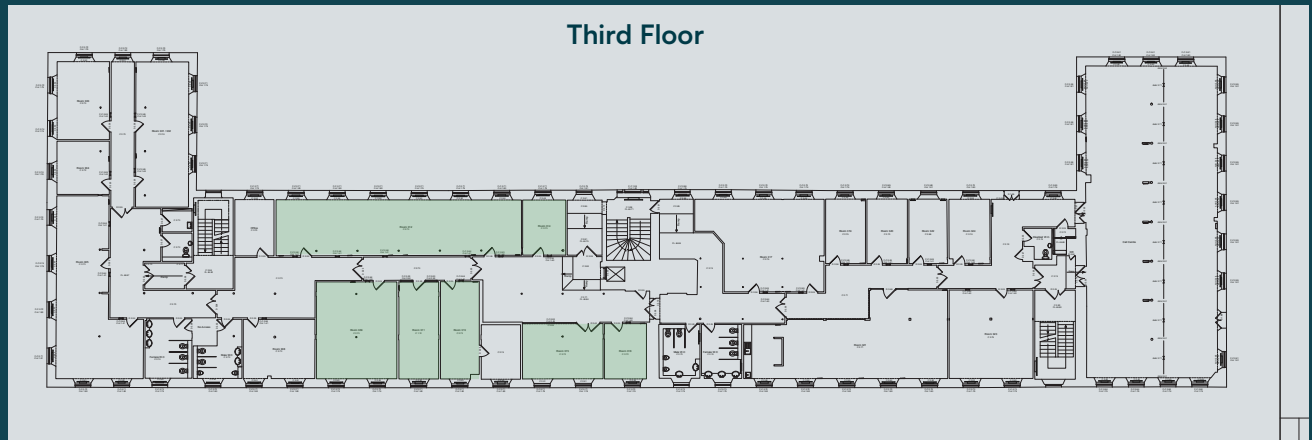
EH12 6DD

0131 624 6130

DM HALL



Regulated by
RICS



Available Suites Coloured Green

Make an enquiry

DM HALL

Harry Pattullo

Ian Davidson

0131 624 6130

edinburghagency@dmhall.co.uk



Neil MacGregor

07919 990052

property@sose.scot

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