To Let
OFFICES - Ladhope Business Centre, Galashiels, Scottish Borders. TD1 1BT
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Town Centre Offices
Finished to a good specification
Full Disabled Access; Personnel Lift; LG3 Lighting; Cat 5e/6 cabling;
Dedicated Parking
Available as a whole or as three separate units
Net internal floor area from 405 sq ft to 2,257 sq ft

Rental on Application - all enquiries invited Ref. C451(J)

Location
Ladhope Vale Business Centre is positioned to the south of Galashiels town centre within close proximity to the transport Interchange providing convenient access to regular bus and train services.

Galashiels is considered to be one of the Regions principal administrative and retail centres serving a population of over 110,000. There is also a significant student population with a campus of Heriot Watt University and Borders College within the town.

In addition, the town has recently benefited from significant investment with the development of a new retail park to the east, two new supermarkets and a new inner relief road scheme. Within recent years Galashiels has benefitted from considerable public and private investment. Developments have included the Gala Water Retail Park, two new supermarkets to the east of the town centre and significant transport infrastructure works including the Galashiels inner relief road the Borders Railway link re-establishing passenger services between Edinburgh Waverley and the Central Borders. The journey time from Galashiels to Edinburgh city centre is approximately 55 minutes, with departures every 30 minutes. On weekdays the first train departs from Edinburgh at 0545, the last at 2355. Further details on the Borders railway are available at www.bordersrailway.co.uk

Description
The subjects comprise a detached three storey character building which has recently been extensively refurbished to provide high quality business suites with specification including:

Full disabled access
Passenger lift
Gas central heating
LG3 lighting
On-site parking
Cat 5e/6 cabling

Accommodation
Current availability includes:

Suite 1A: NIA 110.32 sq m (1,187 sq ft)
Waiting area, general office, manager’s office and meeting room.

Suite 1B: NIA 61.75 sq m (665 sq ft)
Training room/ general office

Suite 1C: NIA 37.64 sq m (405 sq ft)
Kitchen, ladies and gents WCs
Areas
The subjects have been measured in accordance with the RICS Code of Measuring Practice (current edition), to provide the following areas:

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq m</th>
<th>Sq ft</th>
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</thead>
<tbody>
<tr>
<td>Suite 1A</td>
<td>110.32</td>
<td>1,187</td>
</tr>
<tr>
<td>Suite 1B</td>
<td>61.75</td>
<td>665</td>
</tr>
<tr>
<td>Suite 1C</td>
<td>37.64</td>
<td>405</td>
</tr>
<tr>
<td>Total</td>
<td>209.71</td>
<td>2,257</td>
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Rateable Value
According to the Scottish Assessor’s Association Website the units are assessed to the following Rateable Values;

1A: £9,600 effective from 18-Oct-13
1B: £10,100 effective from 01-Apr-14 (this entry includes Suite 1B & 1C)

Service Charge
A service charge will be payable for the maintenance of the common parts of the building and estate, and further information is available from the letting agents.

Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction.

In the normal manner, the in-going tenant will be liable for any Land and Buildings Transaction Tax, Registration Dues and VAT thereon.

Entry
On conclusion of legal missives.

VAT
All figures are quoted exclusive of VAT, which will be payable at the prevailing rate.

Viewing
Strictly by appointment with the sole letting agents:
Edwin Thompson LLP,
Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel: 01896 751300
Fax: 01896 758883
Email: s.sanderson@edwin-thompson.co.uk

Lease Terms
Suites are available on flexible terms by way of new full repairing and insuring leases.

Rental on application.
IMPORTANT NOTICE
Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.

2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.

3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.

4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.