

INDUSTRIAL PREMISES WITH YARD

- > LOCATED IN THE SCOTTISH BORDERS TOWN OF DUNS
- > **COMPETITIVE RENT FROM £3.50 PER SQUARE FOOT**
- > AVAILABLE FROM 1,130 SQFT-16,394 SQFT
- > SOUGHT AFTER INDUSTRIAL LOCATION
- > VARIOUS POINTS OF ACCESS TO ALLOW FOR SITE TO BE SPLIT OR LET AS A WHOLE
- > CAN BE SPLIT INTO 8 INDIVIDUAL UNITS



TO LET

STATION WORKS, STATION ROAD, DUNS, TD11 3EJ

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

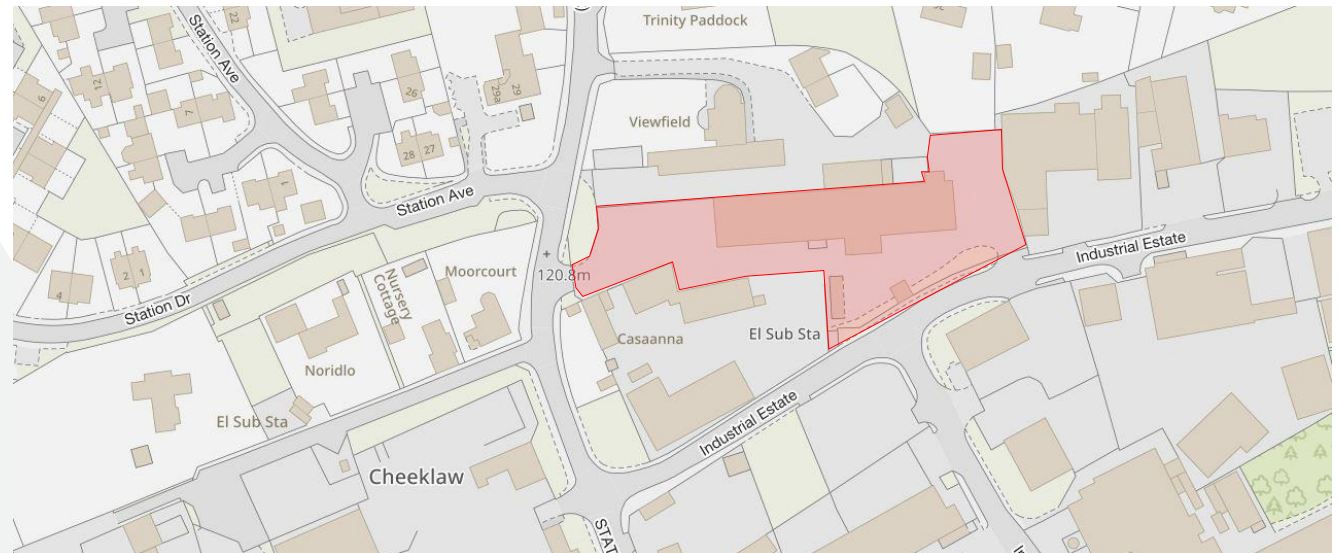
Duns is situated in the heart of the Scottish Borders approximately 50 miles to the south of Edinburgh, 6 miles from Kelso and is a popular commuter town for Berwick Upon Tweed which is approximately 15 miles to the west. The main commercial amenities are located around the towns Market Square within which the subjects are located. The subjects are situated a ½ mile from the Market Square, located on the north side of the Industrial Estate on the corner of Station Road, the main vehicular route into Duns town centre.

DESCRIPTION

The premises comprise an industrial site with an extensive industrial premises & yard. The steel portal frame property is arranged over the ground floor with a variety of office space at mezzanine level & W.C. facilities. The property benefits from overhead cranes, three phase electricity and a tarmacked yard. The site perimeter is surrounded by secure fencing with two access points from both Station Road & within the Industrial Estate allowing for the site to be let as a whole or in part. The site provides flexibility for numerous occupiers within the highly sought after industrial estate. There are plans for the industrial unit to be split into 8 individual units with each unit having its own roller shutter & WC facilities.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed. The site is available in whole or in part subject to a tenant's requirements. Attractive incentives and/or landlord contributions are available.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson emily.anderson@shepherd.co.uk & Hannah Barnett hannah.barnett@shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

AREAS	SqM	SqFt	Site (Acres)
Industrial Unit	1,523	16,394	1.15
TOTAL	1,523	16,394	1.15

The areas above have been calculated on a Gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

EPC

Released on application.

LEGAL COSTS

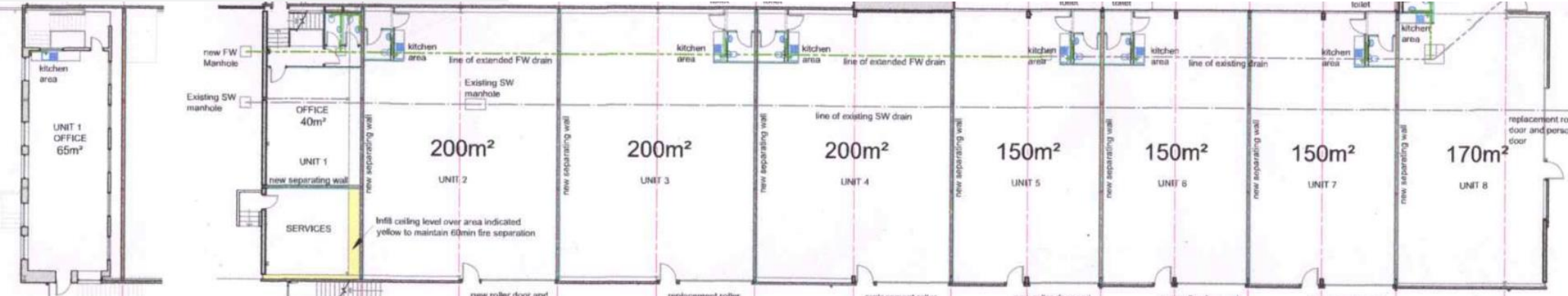
Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATEABLE VALUE

The subjects will have to be reassessed upon the letting of each unit. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.



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