

# TO LET



## Workshop Unit 2 Turfford Park Industrial Estate, TD4 6GZ



### Workshop

Annual Rent (in the region of)  
£7,250 (excluding VAT)



#### Viewing/Further Details:

Please contact  
Estate Management

Tel: 01835 825122 or email [estatemangement@scotborders.gov.uk](mailto:estatemangement@scotborders.gov.uk)

These particulars do not form any part of any contract and are prepared for guidance only.

### Location

Earlston is a small border town centrally located and is well served by the main Edinburgh to Newcastle A68 Trunk road. The town is situated around a village green with great local amenities and historic links to Thomas Ryhmer. Turford Park industrial estate is located on the east side of Earlston.

### Description

Unit 2 is part of a block of three purpose built portal frame constructed workshops. This unit consists of workshop area with toilet facilities all accessed from a pedestrian door or industrial sliding folding doors. At the front of these units is a courtyard area which can be used for parking and deliveries.

### Services

This property is serviced by 3 phase mains electricity, main water and drainage.

### Accommodation

Total gross internal area 111.9m<sup>2</sup> (1205ft<sup>2</sup>)

### Rent

Annual rent (in the region of): £7,250 (excluding VAT)

### Rateable Value

The current rateable value of these premises is £4,950 (with effect from 1 April 2023).

Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at [www.mygov.scot/business-rates-relief/](http://www.mygov.scot/business-rates-relief/)

### Planning

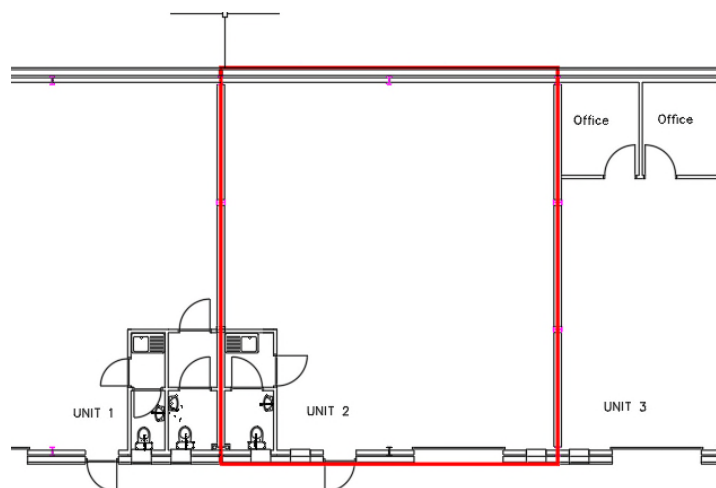
Currently Class 4 Business Use as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Any other use falling out with this use class will require landlords and the relevant planning consent.

### Energy Performance Certificate

Building energy performance rating: To be confirmed

### Location/Floor plans



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