

DM HALL

For Sale

Industrial

Former Roads Depot
Whitlaw Industrial
Estate
Lauder
TD2 6QB



993 SQ M
10,693 SQ FT

0.32 Ha (0.78 acre)

Property Details

- 2 detached industrial units
- Dedicated yard
- Fenced site with dual access gates

LOCATION:

Lauder is located approximately 27 miles to the south east of Edinburgh and is situated on the A68 providing direct access to Jedburgh and in turn, the north of England. The Borders Railway Line, providing connectivity to both Edinburgh Waverley and Tweedbank, can be accessed at Stow, which lies 5.5 miles to the south west.

The town has a resident population of approximately 1,800 people and benefits from having a variety of local shops and amenities in addition to tourist attractions including Thirlestane Castle.

The subjects lie within Whitlaw Industrial Estate and neighbouring occupiers include Kinpars Industrial Plastics Limited, Border Access Limited, Inchkeith Motors and Co-op.

DESCRIPTION:

The subjects comprise a self contained site upon which 2 standalone warehouse units are located.

Building 1 is a former salt store and is of concrete framed construction clad in profiled asbestos cement sheeting. Access is by way of a sliding timber access door. The minimum eaves height is 4.19 metres rising to 8.22 metres at the apex.

Building 2 is of steel framed construction with a mono pitched roof and is clad principally in profiled metal sheet incorporating translucent light panels. The unit has 2 electrically operated roller shutter doors and benefits from having a 3 phase power supply. There is a loadbearing mezzanine level within the warehouse and the unit has a minimum eaves height of 4.80 metres rising to 7.03 metres.

The site is self contained and provides loading and parking areas bounded by a timber fence with dual access gates. The total site area is 0.32 Ha (0.78 acre).



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition on a Net internal basis and is as follows:

	SQ M	SQ FT
Building 1	635.8	6,843
Building 2	299.5	3,224
Mezzanine	58.1	626
Total	993.4	10,693

SERVICES:

There are no service connections to Building 1. Building 2 benefits from having electricity, water and drainage supplies.

SALE TERMS:

Our client is seeking offers in excess of £200,000 for the benefit of their heritable interest in the subjects.

OFFERS:

Offers should be submitted in Scottish Legal Form to:

Chief Legal Officer, Scottish Borders Council, Council Headquarters
Newtown St Boswells, Melrose, TD6
OSA

All offers should include:

- The identity of the purchaser
- Price offered
- Clear details of any conditions attached to the offer
- Proposed timescale for conclusion of missives, completion and payment
- Proposed use
- Source of funds.

ASSESSMENT OF BIDS:

In evaluating bids, the Council will require to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

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ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £21,500.

PROPOSAL:

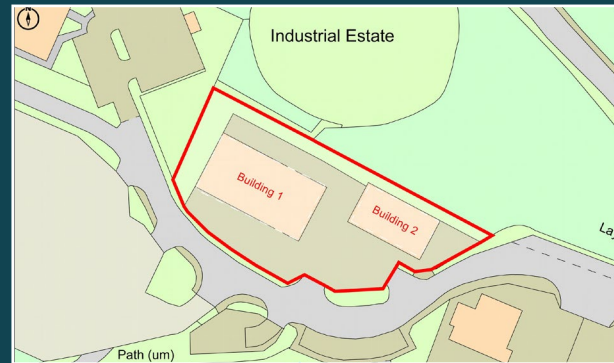
Any proposals to purchase should be sent directly to the sole selling agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

The property is not opted to tax



VIEWING ARRANGEMENTS:

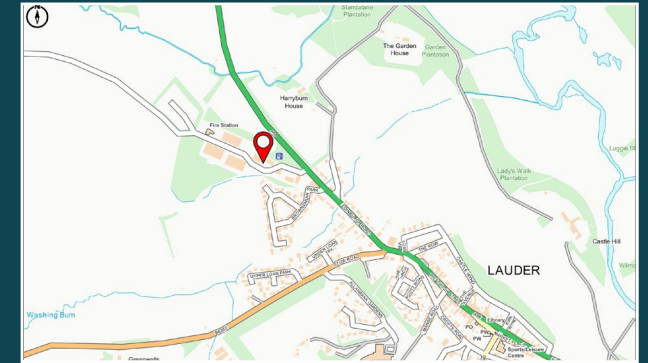
Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

PLANNING:

Acceptable class uses that will be classes 4/5/6.



Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

PROPERTY REF: ESA3667

DATE OF PUBLICATION: JUNE 2025