

DM HALL

For Sale

Serviced Office

Ettrick Business
Centre
Dunsdale Road
Selkirk
TD7 5EB

NIA 3,606 SQ M
38,811 SQ FT



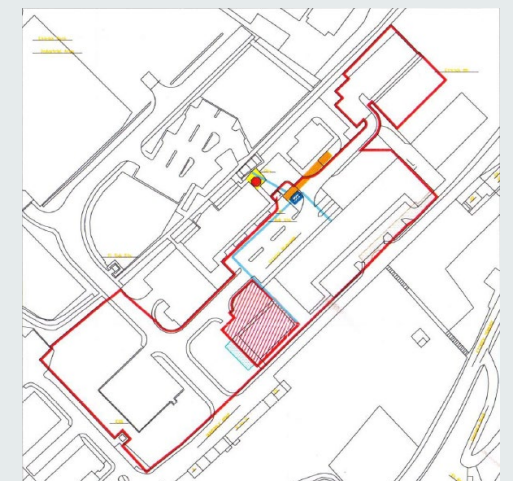
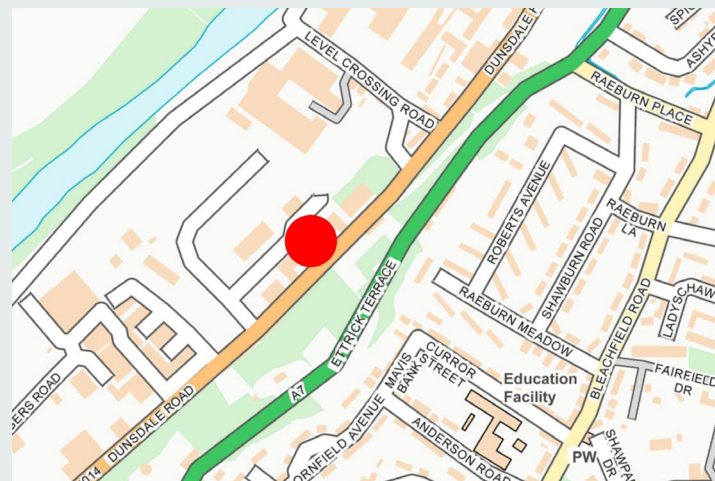
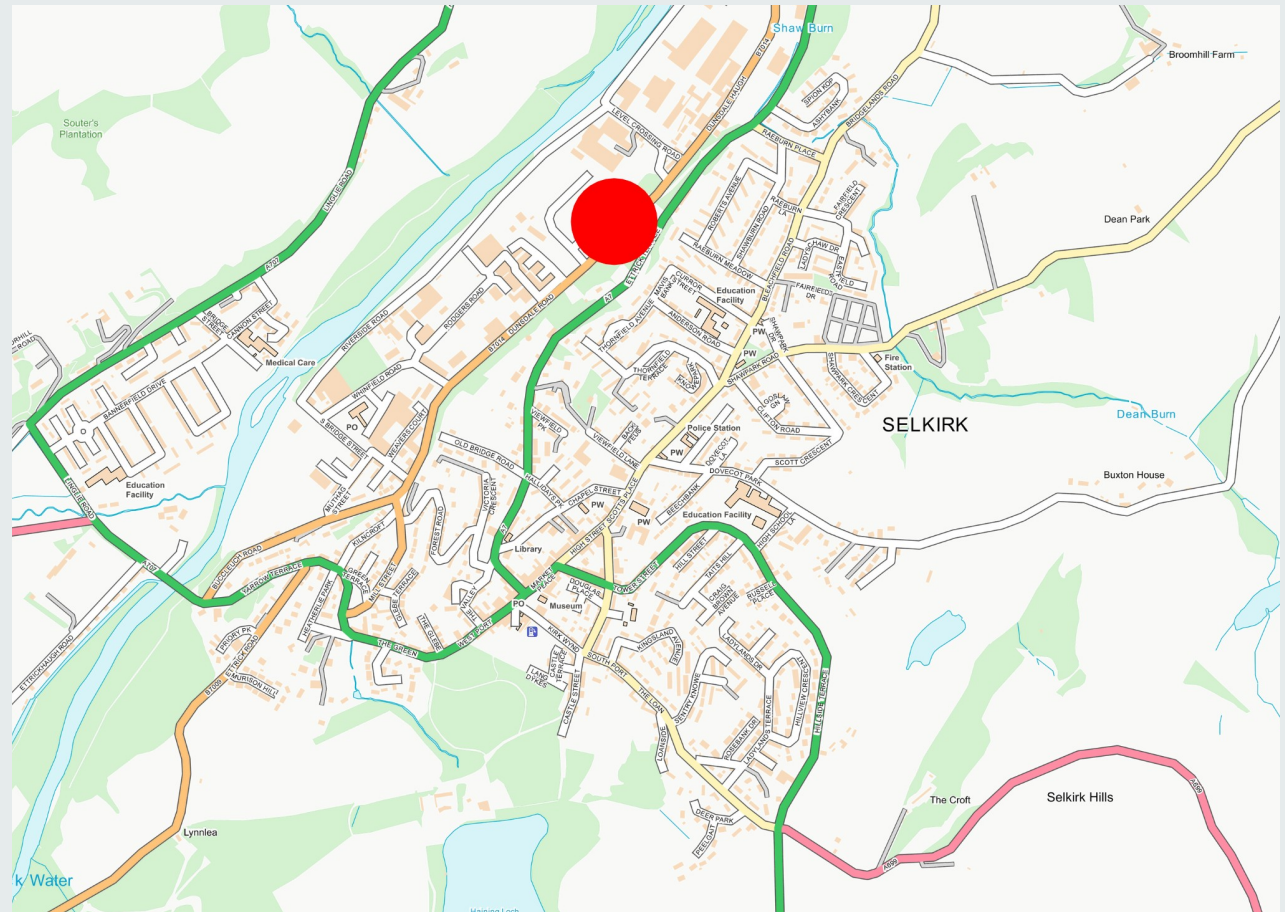
Property Details

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

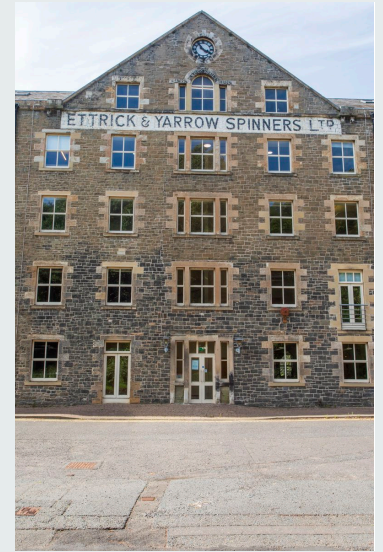
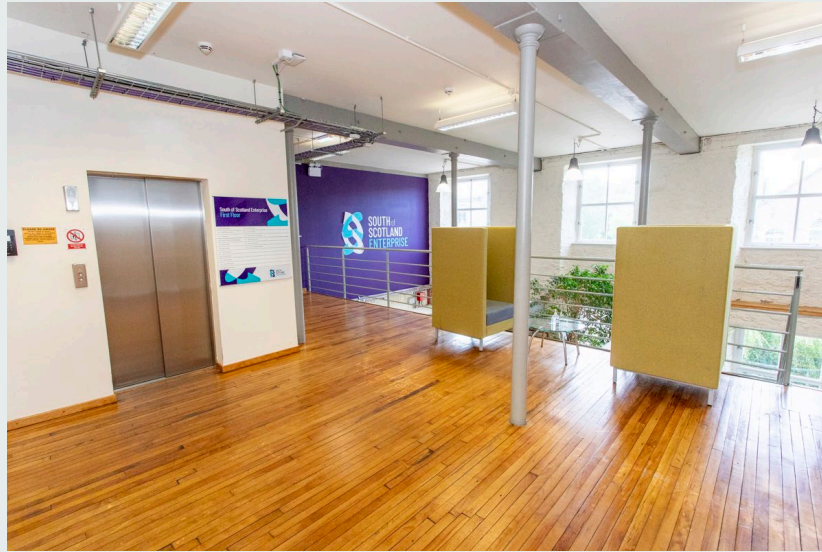
LOCATION:

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:

- 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

TENANCY SCHEDULE:

A full tenancy schedule can be made available to interested parties upon request.

ACCOMMODATION & FLOOR AREAS :

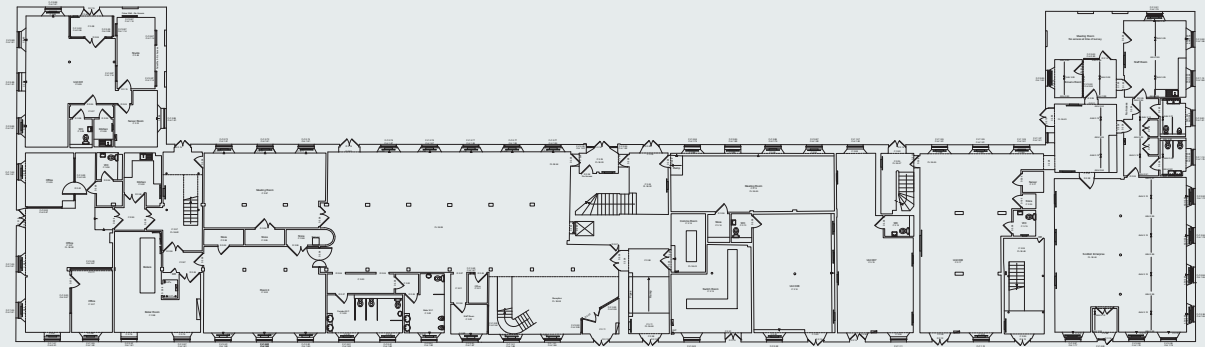
It should be noted that the office space has been measured on a Net Internal basis and the attic area has been measured on a Gross Internal basis.

Accommodation	SQ M	SQ FT
Office Space	3,606	38,811
Attic area	1,150	12,383

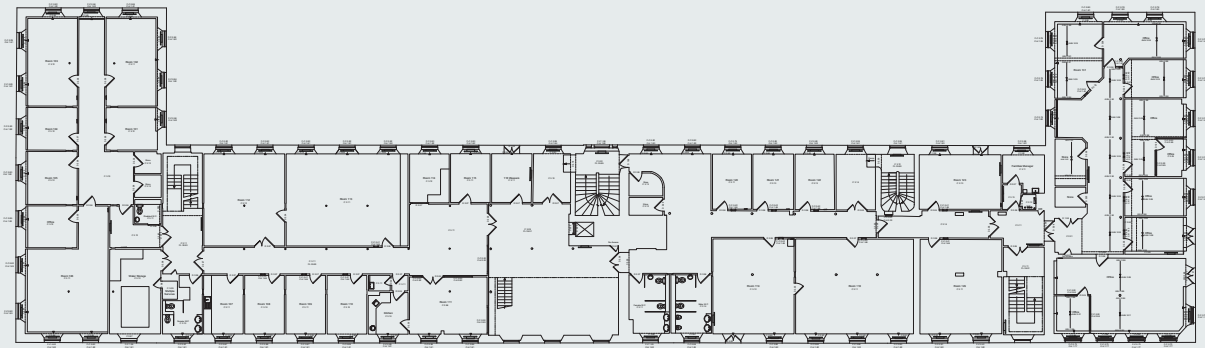
TENANCY:

The property is currently operating at approximately 66% occupancy and presents an excellent opportunity for a purchaser to enhance rental income by further lettings.

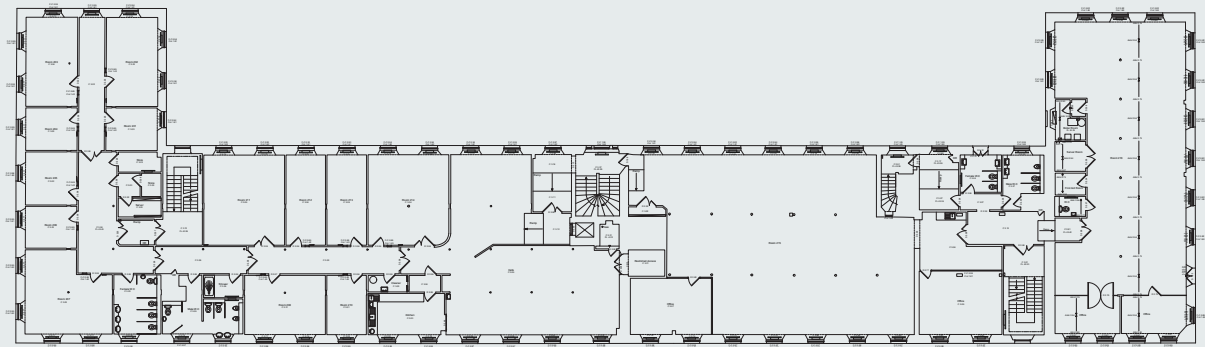
Ground Floor



First Floor



Second Floor



Property Details

SALE TERMS:

Price on Application for the outright purchase of our clients heritable interest (Scottish equivalent of Freehold).

RATES PAYABLE:

The property has a total rateable value of £404,400, however, the property is subdivided into individual suites and tenants are responsible for paying any respective rates for their occupied areas. Further information can be found on <https://www.saa.gov.uk/>

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 prices are quoted exclusive of VAT, which we understand is chargeable.

DM Hall Commercial Department
17 Corstophine Road, Edinburgh,
EH12 6DD

0131 624 6130

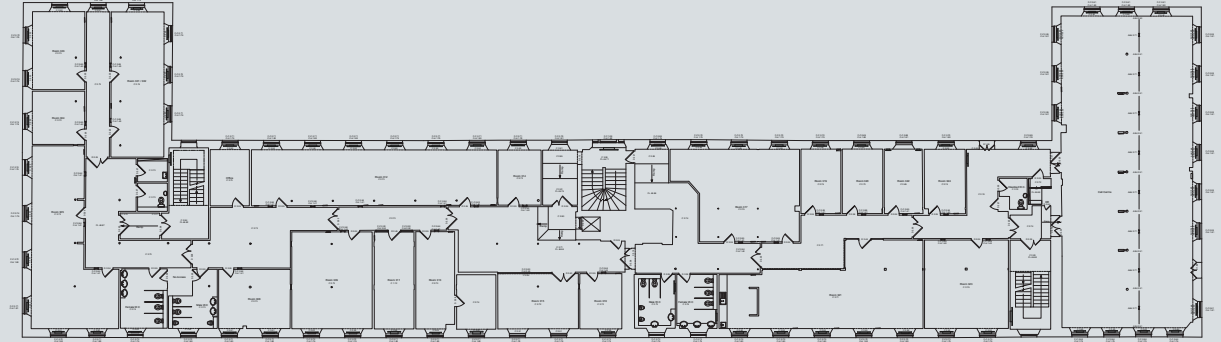
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RICS

COMMERCIAL DEPARTMENT | 0131 624 6130

Third Floor



Make an enquiry

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PROPERTY REF: ESA3747

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