

UNITS 2A & 2B HAWICK TRADE PARK

INDUSTRIAL UNITS TO LET

3,178 — 6,356 sq ft

- The premier trade park in the Scottish Borders
- Popular industrial location close to Hawick town centre
- Occupiers including Screwfix, Howdens and Crown Paints
- Available Immediately

POTENTIAL DEDICATED YARD

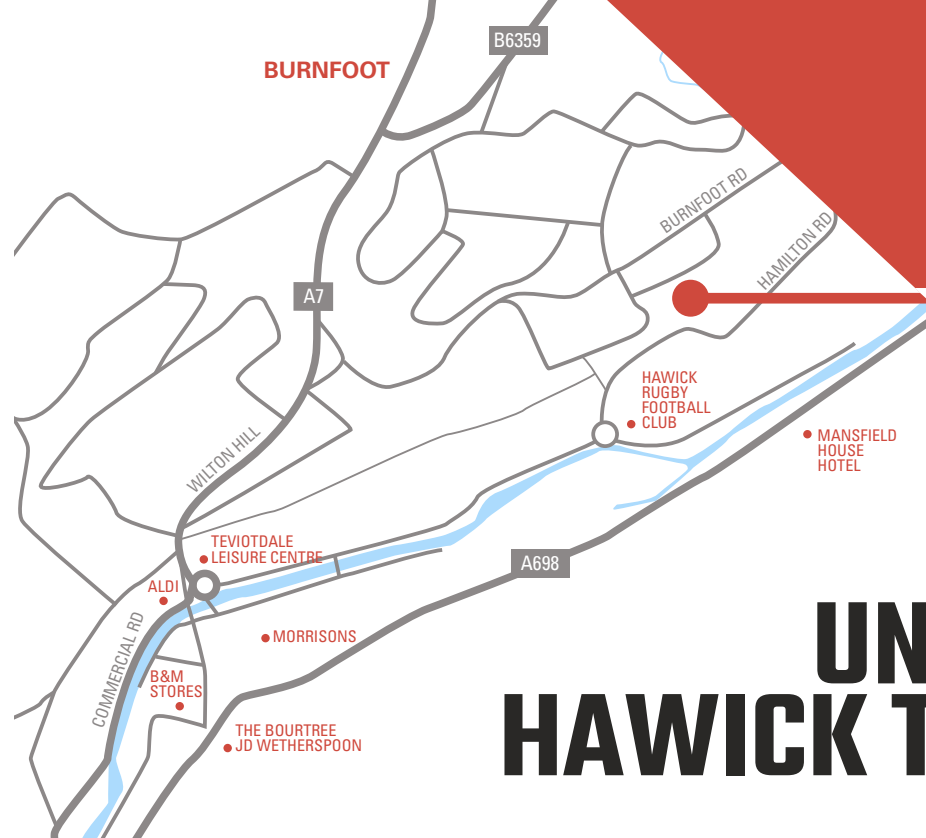
HAWICK TRADE PARK
BURNFOOT INDUSTRIAL ESTATE,
HAMILTON ROAD, HAWICK TD9 8AP

LOCATION

Hawick is a historic town in Roxburghshire situated in the heart of the Scottish Borders. It is the largest town in the Borders region being slightly larger than Galashiels, located 10 miles south-west of Jedburgh and 9 miles south-east of Selkirk.

Hawick has a population of around 15,000 persons and a catchment of around 30,000 persons. The town is approximately 57 miles south of Edinburgh via the A7 trunk road which runs south to Carlisle (46 miles) and north to Galashiels (18 miles). The development provides an ideal base for companies looking to serve the north of England and Borders business community.

Hawick Trade Park is the premier trade park in the Scottish borders. It has a high quality tenant mix, including Howdens, Screwfix and Crown Paints.



UNITS 2A & 2B HAWICK TRADE PARK



DESCRIPTION

Hawick Trade Park is a modern, well managed industrial estate offering high quality industrial and trade counter accommodation over two terraces.

The units are of steel portal frame construction and held under with insulated cladding and roof, the latter incorporating translucent panels providing natural light. Access is taken into the unit through a large vehicular entrance door or through the pedestrian

entrance to the right-hand side of each unit. The units benefit from a minimum eaves height of 6m rising to 7.35m at the apex allowing ample space for mezzanine installation. Units 2A and 2B are located in the rear terrace. Externally, there is a large pavior surfaced yard and a 51 space car park.

ACCOMMODATION

The Gross Internal Area of the units have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ FT	SQ M
Unit 2A	3,178	295
Unit 2B	3,178	295
Total	6,356	590

Units can be combined for a single occupier. In addition, there is potential to provide dedicated yard space to ingoing tenants, as outlined on the estate plan and aerial photograph.

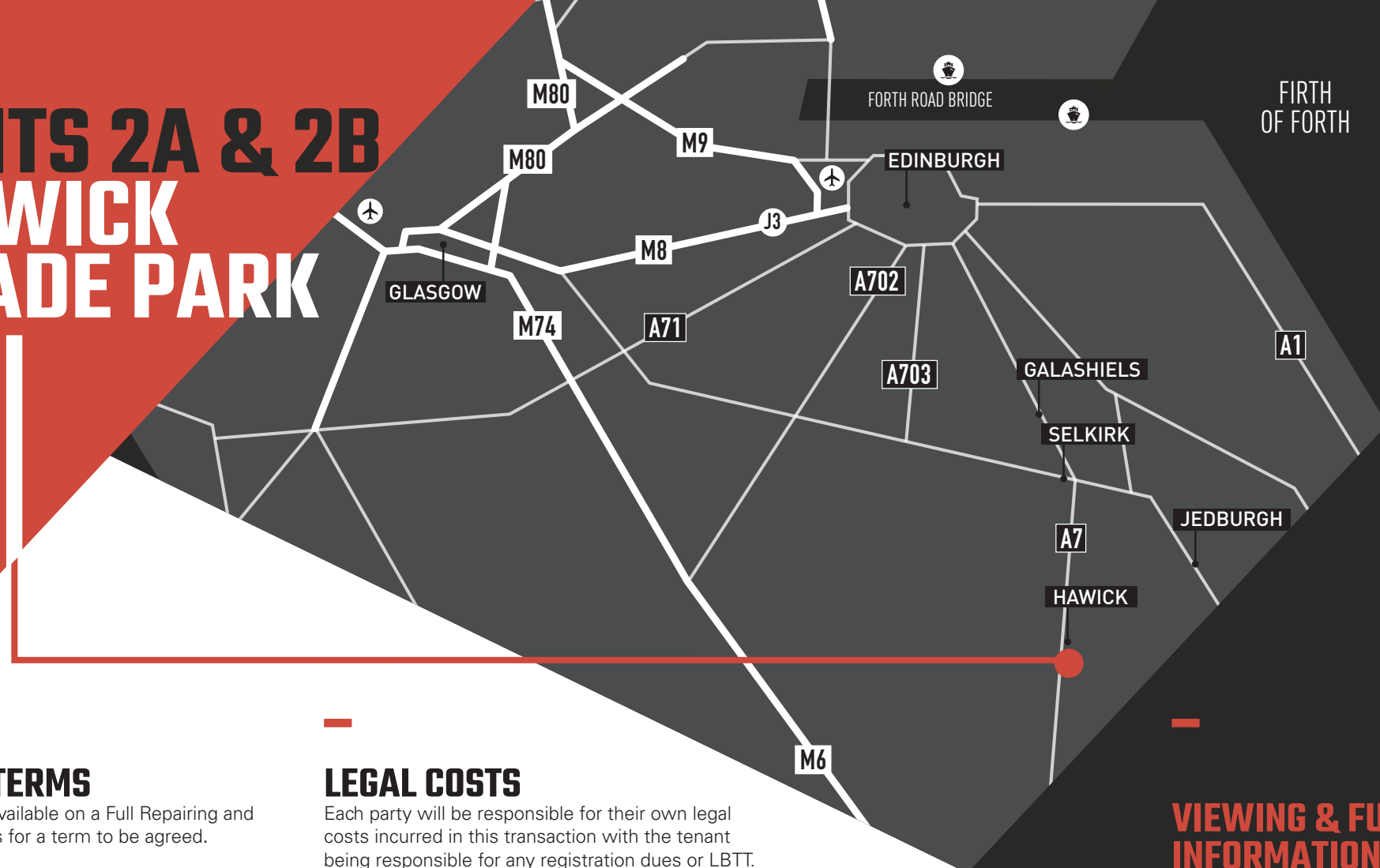
RATEABLE VALUE

	Rateable value
Unit 2A	£12,800
Unit 2B	£12,800

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LEASE TERMS

Each unit is available on a Full Repairing and Insuring basis for a term to be agreed.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate applies to each unit.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the tenant being responsible for any registration dues or LBTT.

EPC

Available upon request.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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colliers.com/uk/industrial

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