



## **TO LET**

### **MODERN TRADE COUNTER UNIT**

## **UNIT 1, HAWICK TRADE PARK, BURNFOOT INDUSTRIAL ESTATE, HAMILTON ROAD, HAWICK, TD9 8AP**

- Popular industrial location close to Hawick town centre
- High quality Trade Park with occupiers such as Screwfix, Howdens and Crown Paints
- Modern trade counter unit with 6m eaves and vehicle access
- GIA 459 sq.m (4,941 sq.ft)
- Rent £25,000 p.a.x

**LOCATION:**

Hawick is the largest town within the Scottish Borders region having a population of around 15,000 persons and a catchment of around 30,000 persons. The A7 road route runs through the town extending north to Galashiels (18 miles) and Edinburgh (55 miles) and south west to Carlisle (46 miles).

Hawick Trade Park occupies a prominent position within the well-established Burnfoot Industrial Estate to the east of the town centre. Occupiers within the Estate include Jewson, Dove Building Supplies and Barries of Hawick.

**DESCRIPTION:**

The subjects are of steel portal frame construction and held under a pitched metal sheet roof. Externally the property is fully clad in metal panelling, with access being taken into the unit through a large vehicular entrance door, or through the pedestrian entrance to the right hand side of the unit.

Internally the property is laid out to provide a large open plan warehouse together with a trade counter, back office, kitchen and w/c facilities.

The unit also benefits from high internal eaves height of 6m (19.8ft) with an apex of 7.35m (24.1ft) allowing ample space for mezzanine installation.

Hawick Trade Park has a high quality tenant mix including Howdens Joinery, Screwfix and Crown Decorator Centre contained within two modern terraced blocks, with Unit 1 located to the rear overlooking a large pavior surfaced yard and a 51 space car park.

**FLOOR AREA:**

The property has been measured in accordance with the RICS Code of Measuring Practice 6th edition and the unit extends to:

459 sq.m (4,941 sq.ft).

**RATING:**

Reference to the Scottish Assessors Association Website shows that the current rateable value is £18,200.

**RENT:**

Rental offers of £25,000 per annum exclusive of VAT are invited on the basis of a new, full repairing and insuring lease of negotiable term.

**EPC:**

Available upon request.

**LEGAL COSTS:**

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

**VIEWING & FURTHER INFORMATION:**

Strictly by contacting the joint letting agents:-

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or

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