



HTP HAWICK — TRADE PARK —

- ✓ 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 294.97 sq.m (3,175 sq.ft)
- ✓ Rent £17,500 p.a.x



INDICATIVE CGI IMAGE



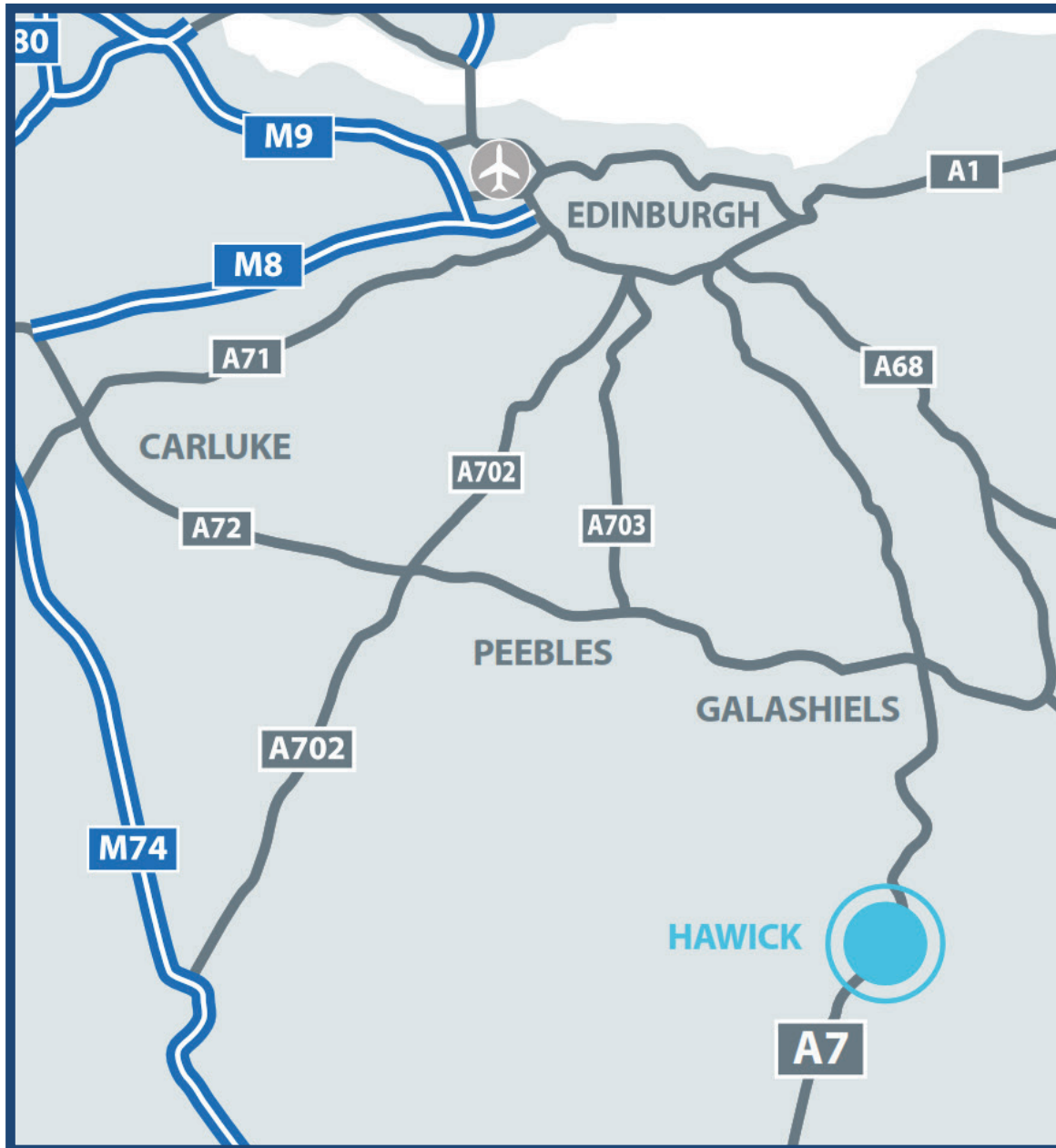
THE PREMIER TRADE PARK
IN THE SCOTTISH
BORDERS

TWO NEW TRADE
COUNTER UNITS
EACH 3,175 SQ FT

AVAILABLE
SPRING 2019

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 ten miles south-west of Jedburgh and nine 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).



DESCRIPTION

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.

Hawick Trade Park is a modern, well managed Industrial Estate offering high quality industrial and trade counter accommodation at competitive prices. The development provides an ideal base for companies looking to serve the north of England and Borders business community. The units 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 a 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 Paints contained within two modern terraced blocks, with Units 2A and 2B located to the rear overlooking a large pavior surfaced yard and a 51 space car park.



3,175 SQ FT



51 CAR PARKING SPACES



PREMIER TRADE PARK IN THE BORDERS



REFURBISHED DECEMBER 2018
AVAILABLE MARCH 2019

OTHER INFORMATION



FLOOR AREA

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

UNIT NO	SQ FT	SQ MT
UNIT 2A	3,175	294.97
UNIT 2B	3,175	294.97

RATING

The units will need to be reassessed on occupation. It is envisaged that the premises will be eligible for 100% small business rates relief.

RENT

We are seeking rental offers of £17,500 excluding VAT per annum for each unit. While it is envisaged the subjects will remain as two separate units, any interested party wishing to occupy both sections will be entertained.

TERM

Both units are available on full repairing and insuring lease. Term to be negotiated.

EPC

Available upon request.

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.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate applies to each unit. The service charge is estimated at £2,500 per annum.

GALLERY



VIEWING & FURTHER INFORMATION

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