

Cavalry Park Business Centre

Office Accommodation – to let



Situation

Cavalry Park is located on the southern bank of the River Tweed on the eastern edge of Peebles and is accessed by the B7062. Cavalry Park Business Centre enjoys a prominent central position in the Park with enviable views of the Tweed and to the Borders Hills beyond.

Just a short walk away, Peebles is home to an excellent range of shops, restaurants, hotels and recreational facilities – including a sports centre, mountain biking hub, superb art centre, championship golf course and swimming pool.

Other occupiers in Cavalry Park include EBS Europe Limited, National Showerspares, The Buccleuch Group, James Inglis and Rugbystore.

In addition, there are nursery/childcare facilities located in the Park.

A popular tourist destination, Peebles is a thriving county town with a population of around 8000, as well as serving a large rural community.

Peebles' commercial element is expanding rapidly due to its proximity to Edinburgh

Approximate distances

Edinburgh 23 miles Galashiels 18 miles
Innerleithen 6 miles

The Property

The premises comprise a two storey pavilion style development with landscaped grounds and ample car parking to the front of the building.

Internally, a range of attractive office suites offer occupiers open plan office accommodation benefiting from perimeter trunking with power points, suspended ceilings incorporating fluorescent light fittings, electric space heating, double glazing and toilet facilities, with services incorporating kitchenette facilities and communal car parking. The building and all offices have been designed to facilitate disabled use.

Floor Areas

See floor plan layouts for details of individual units.

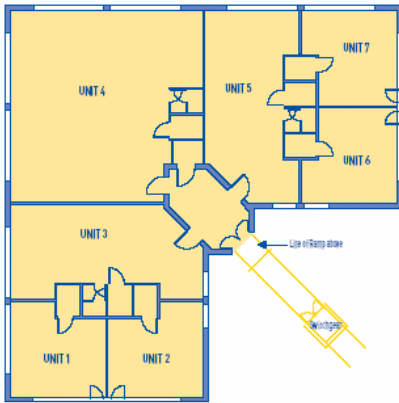
Lease Terms

Units are available on tenant full repairing and insuring leases for flexible periods of time, with longer leases subject to five yearly rent reviews.

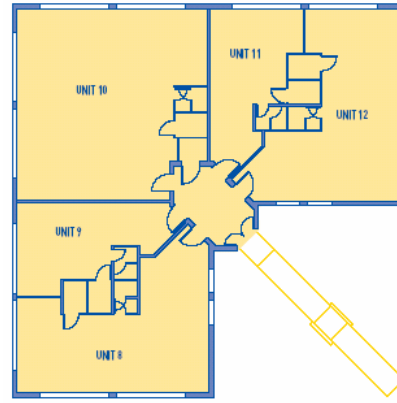
Each party will be responsible for their own legal costs incurred, with the ingoing tenant being liable for any Stamp Duty and VAT thereon.



Cavalry Park Business Centre



First Floor



Ground Floor

UNITS	SIZE
GROUND FLOOR	
4 units of	36 m ² (388 sqft)
2 units of	53.5 m ² (576 sqft)
1 unit of	131.5 m ² (1,415 sqft)
FIRST FLOOR	
2 units of	46 m ² (495 sqft)
2 units of	80.51 m ² (866 sqft)
1 unit of	131.5 m ² (1,415 sqft)
TOTALS	
12 units	767 m ² (8,256 sqft)



Reducing environmental impact

An aim of the development is to demonstrate that it is possible to build in a more sustainable manner within the commercial environment, while providing efficient self-contained business space. The building therefore incorporates high standards of insulation, recyclable materials, low maintenance specifications and double glazing which would provide advantages to the occupier and reduce negative environmental impact.

How to find us

From the town centre travel west down the High Street before crossing Tweed Bridge and continuing eastwards along Kingsmeadows Road (the B7062) to Cavalry Park.

Enquiries to:

Cavalry Park LLP
 Cavalry Park
 Peebles
 EH45 9BU

tel: 01721 724881
 fax: 01721 724881
 email: info@cavalrypark.com
 www: www.cavalrypark.com