

Unit 5 Cavalry Park Business Centre



THE PROPERTY

This is a light, spacious and attractive open plan office suite on the ground floor of a modern two storey pavilion style building, accessed via a secure main door entry system.

In addition to the generous open plan office accommodation, with kitchenette, there are two WCs (each with wc and basin) one of which is suitable for disabled use.

The accommodation benefits from perimeter trunking with power points, cat5e cabling, a suspended ceiling incorporating fluorescent light fittings, electric space heating and double glazing.

The open plan office space extends to approximately 60.11m²/647ft².

The development was constructed to demonstrate that it is possible to build in a more sustainable manner within the commercial environment while providing efficient self contained business space. It, therefore, incorporates high standards of insulation, recyclable materials, low maintenance specifications and double glazing.

RENT & LEASE TERMS

A rent of £6,100 per annum, exclusive of any VAT payable, is sought.

The current service charge attaching to this unit is £2079 per annum. The current insurance premium attaching to this unit is £89.85 per annum. The rateable value is shown as £6,000 per annum in the current Valuation Roll.

The suite is offered on full repairing and insuring terms. The length of Lease is negotiable.

THE PARK

Cavalry Park Business Centre has a fine location on the south side of the River Tweed towards the eastern edge of Peebles. From the town centre travel west down the High Street before crossing Tweed Bridge and continuing eastwards along Kingsmeadows Road to Cavalry Park.

Other occupiers in Cavalry Park include EBS Europe Limited, The Buccleuch Group, James Inglis and Rugbystore. In addition, there are nursery/childcare facilities in the Park and a number of catering companies service the Park every day providing a variety of hot and cold foods.

PEEBLES

Peebles is a thriving county town with a population of around 8000 in addition to serving a large rural community. The town has an excellent range of shops, hotels and recreational facilities – including a sports centre, superb arts centre, swimming pool, mountain biking centre and championship golf course.

Peebles' commercial element is expanding rapidly due to its proximity to Edinburgh and the town is also a popular tourist centre.

APPROXIMATE DISTANCES

Edinburgh	23 miles
Innerleithen	6 miles
Galashiels	18 miles

ENTRY

Early entry is available by arrangement.

Contact details:

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