

Accommodation Particulars



BUSINESS AND CONFERENCE CENTRE

UNIT 12

Size: 849 ft² (79m²)
Location: Second Floor
Terms: Lease



Location

Tweed Horizons Business and Conference Centre is situated in a pleasant parkland setting extending to 27 acres with magnificent views of the River Tweed and Dryburgh Abbey, and access to pleasant walks where you can escape from your desk for a while. The building formerly a monastery has been sympathetically converted to offices. Situated adjacent to the A68 corridor which provides excellent access to the main Borders towns and the national roads network.

Tweed Horizons is located to the east of Newtown St Boswells, Melrose an important administrative agricultural centre, home to the headquarters of Scottish Borders Council and the area's principal livestock auction mart. Within the region's development plans, this area of the Borders is identified as a preferred location for major expansion. Tweed Horizons is also well positioned for access to the Waverley rail link to Edinburgh terminating at Tweedbank.

Unit 12 is a large bright spacious office situated on the second floor of the East Wing with ample storage options within due to large built-in cupboards within the eaves.

Features

- Environmentally friendly serviced accommodation
- Relaxing countryside location
- High Speed Internet Connection and Wi-Fi
- High quality accommodation
- CAT 5A / 6 IT cabling
- Plentiful parking
- Decorated and carpeted with floor tiles ready for occupation
- Excellent access to national roads network via the A68 trunk road
- Convenient position for access to the main Borders towns
- Sustainably sourced heating

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Rental Details

Lease Term	Rent (per month)	Service Charge (per month)	Current Rateable Value
2 years +	£636.75	£424.50	£5,000

Prices displayed are exclusive of VAT which will be charged at the current rate.

Communal facilities include

- Communal Tenant break-out space
- W.C.s
- Showers
- Water Cooler
- Gym
- Kitchen with kettle, microwave, toaster, and sink

Service Charge includes

- Sustainably sourced heating
- Cleaning of Communal Areas
- Security system
- CCTV
- Door Entry System
- Mail Collection
- Refuse Collection
- Water testing/treatments
- Maintenance and landscaping of external areas
- Internal & external maintenance of building
- External window cleaning

Additional Services (charges applied separately)

- Metered Electricity
- Franking Machine
- Meeting Room Hire (discounted rate)
- Conference Facilities Hire (discounted rate)

Further Information

To find out more or view please contact:-

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