

UNIT 3

Accommodation Particulars



Size: 451 ft²

Location: Ground Floor



Location

Tweed Horizons is situated in a pleasant parkland setting extending to 27 acres with magnificent views of the River Tweed and Dryburgh Abbey. The building formerly a monastery has been sympathetically converted to offices.

We are situated adjacent to the A68 corridor which provides an excellent access to the main Borders towns and the national roads network.

Tweed Horizons is situated to the east of Newtown St Boswells, Melrose which is 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.

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
- Sustainably sourced heating
- 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
- Furniture available on request

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Rental Costs

Rent	Service Charge	TOTAL	Rateable Value (approx)
£338.25 + VAT (p/m) £4059.00 + VAT (p/a)	£202.95 + VAT (p/m) £2435.40 + VAT (p/a)	£541.20 + VAT (p/m) ££6494.40 + VAT (p/a)	£3,700.00

Communal facilities include

- Relaxation / break out space
- W.C.s
- Showers
- Kitchen with kettle, microwave, and sink
- Water Cooler

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
- Photocopying & Printing
- Reduced Rate Meeting Room Hire
- Non Domestic Rates (direct to supplier)
- Waste Water (direct to supplier)

Further Information

To find out more or view please contact:-

Tweed Horizons Ltd
Tweed Horizons Business and Conference Centre
Newtown St Boswells
Melrose TD6 0SG
Tel: 01835 822992
Email: enquiries@tweedhorizons.co.uk