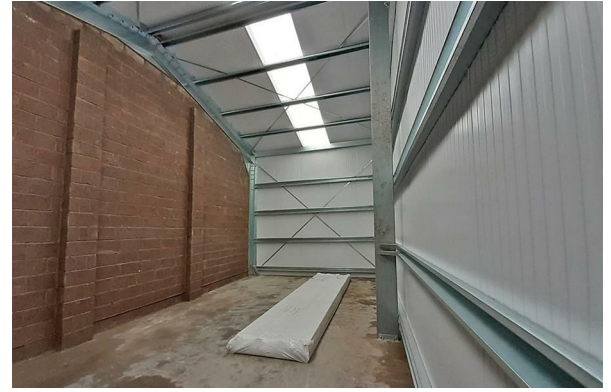




Unit 9 Industrial Unit  
Jedburgh, TD8 6EH



Versatile commercial unit ideal for businesses seeking workspace, storage, or a secure lock-up. Perfect for a wide range of trades or operations requiring a flexible and functional base.



## Modern Industrial Unit Available – Ideal for Local Businesses

Set in a quiet and secure location on the outskirts of town, this modern industrial unit offers an excellent rental opportunity for a wide range of local businesses. Perfect for use as a workshop, office, floristry studio, bakery, or secure storage. The space offers flexibility to suit a variety of commercial needs.

The site will include CCTV and ample parking and vehicular access, with each unit fitted with up-and-over door and separate entrance door. Internally, the space is fully insulated and is fitted with W/C and full electrics.

The unit is approx 55 square meters. There is also scope to create a mezzanine level which the developer can instruct at additional cost.

### LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre and a recently complete state-of-the-art education campus; incorporating nursery to secondary. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a

commuter lying just off the A68 providing easy travel to further Border towns and recently opened Borders railway.

### FACILITIES

W/C and wash hand basin.

### SERVICES

Mains electricity, water, and drainage. The CCTV, utilities including water and insurances will be provided and payable directly to the landlord.

### PRICE & MARKETING POLICY

All enquiries should be made to Borders Country Lets. Viewings strictly by appointment and available on request from the agents on 01573 229887. Rent: £6240 per annum. Terms of the lease will be discussed and agreed between the parties.