

DM HALL

To Let

High-quality
new build office
accommodation

Image is CGI



Tweedside Park,
Tweedbank,
TD1 3TE

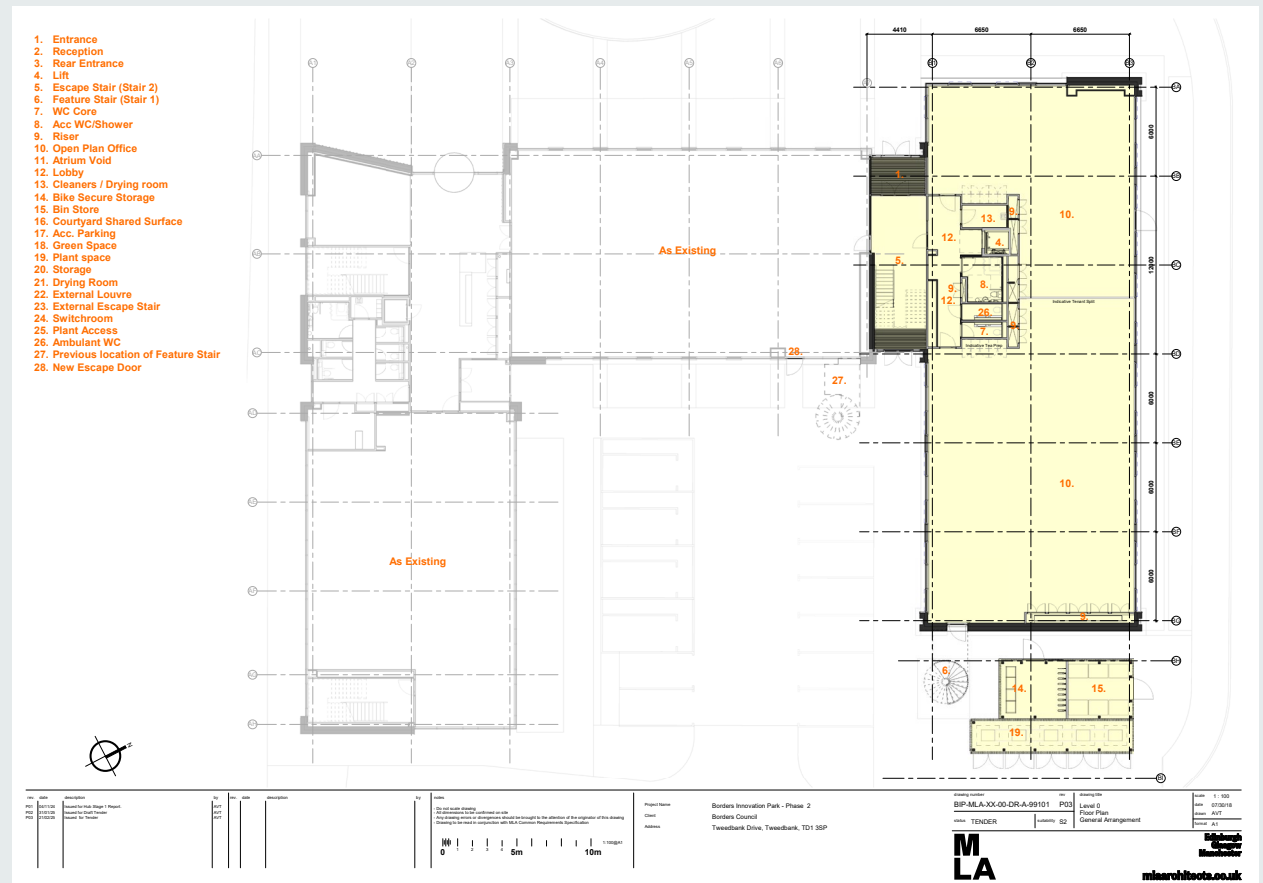
Flexible suites from
1,668 sq ft to 9,451 sq ft
(155 sq m — 878 sq m)

- Phase 2 of the established Borders Innovation Park
- New build shell and core office accommodation
- Prime location adjacent to Tweedbank Railway Station
- Designed to a high standard of energy performance
- Large, shared car park with EV charging provision
- Anticipated practical completion: August 2026

Tweedside Park occupies a prominent position within Tweedbank, in the heart of the Central Scottish Borders. Located approximately 1 mile east of Galashiels and 1 mile west of Melrose, the development benefits from excellent rail and road connectivity and forms part of the established Borders Innovation Park.

The property is situated immediately adjacent to Tweedbank Railway Station, the southern terminus of the Borders Railway, providing a direct rail connection to Edinburgh Waverley with journey times of approximately 55 minutes.

Excellent road access is provided via the nearby Broomilees Roundabout, linking Tweedbank Drive, the A6091 Melrose Bypass and the wider trunk road network, including the A7 and A68, offering convenient access throughout the Scottish Borders and onward to the Central Belt.



Photos of the interior from phase 1. Indicative only.

The surrounding area includes a mix of residential neighbourhoods, industrial estates and modern business developments. Existing occupiers within Phase 1 include CGI IT Services, Mainetti (UK) Ltd and Inspire Learning.

DESCRIPTION:

Phase 2 of Borders Innovation Park will deliver a contemporary, high-quality shell and core office building, designed to reflect the architectural style of the existing Phase 1 development. The building will feature standing seam metal cladding and curtain walling, creating a cohesive and modern appearance across the wider site.

The accommodation has been carefully designed to support flexible occupation, with a regular 6-metre structural grid allowing subdivision to suit up to four individual occupiers. Sub-metering will enable accurate, tenant-specific energy monitoring. The subjects will benefit from raised access flooring to facilitate data and power distribution.

A highly efficient central core will provide shared facilities including accessible WCs, showers, escape stairwells and a cleaner’s cupboard, finished to the same standard as Phase 1.

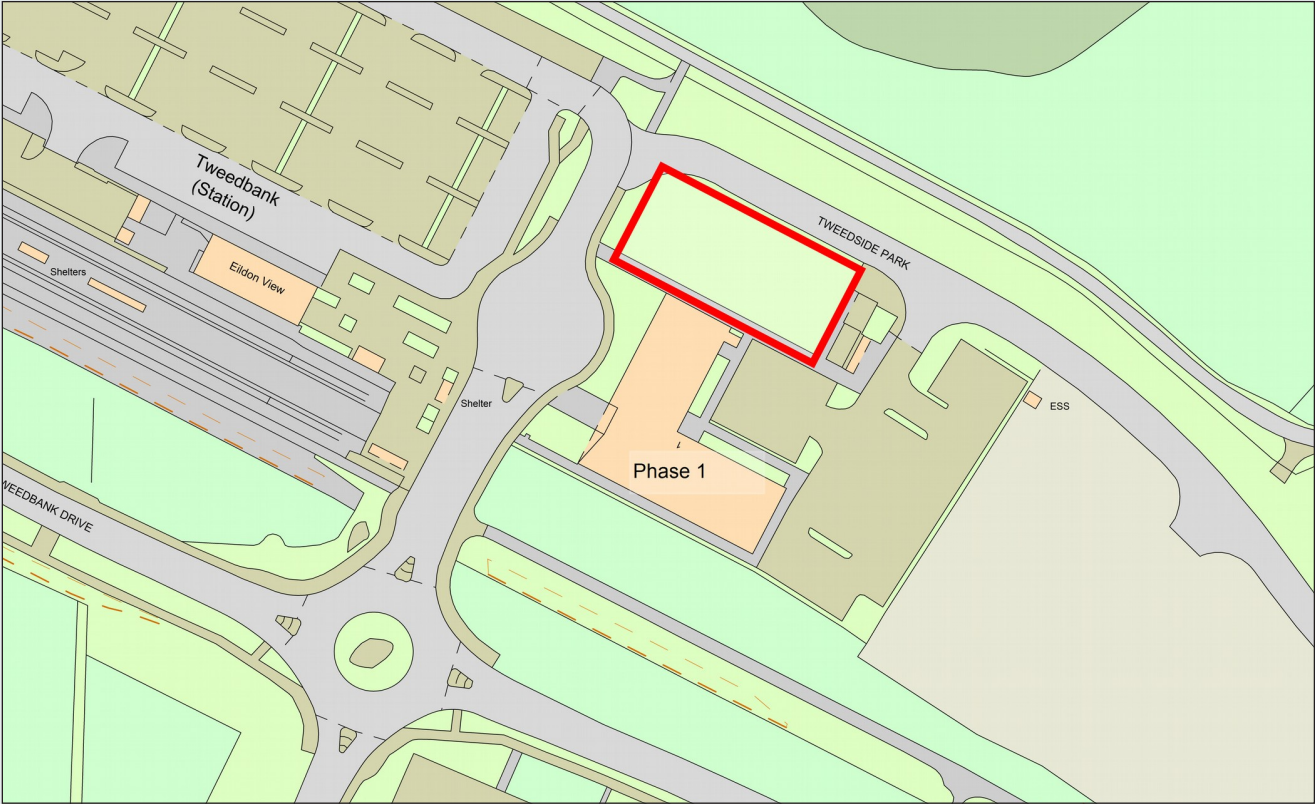
Sustainability is a key feature of the development, with solar PV panels incorporated and provision for air source heat pumps, supporting long-term energy efficiency and reduced operational costs.

Dual entrance access from both the east and west elevations allow convenient arrival on foot from the railway station or via the adjacent car park and cycle facilities. Occupiers will also benefit from access to the existing Phase 1 car park, which includes four EV charging points.

ACCOMODATION

The completed development is expected to provide accommodation, on an NIA basis found below.

Floor	Configuration	Sq m	Sq ft
Ground Floor	Whole	433	4,661
	Equal Split	216.5/216.5	2,330/2,330
	60:40 Split	278/155	2,992/1,668
First Floor	Whole	445	4,789
	Equal Split	222.5/222.5	2,395/2,395
	60:40 Split	280/165	3,014/1,776
Total	Whole	878	9,451



Property Details

Suites are available either as whole floors or on a split basis, with the ground and first floors capable of being divided equally or alternatively on an approximate 60-40 accommodation split.

LEASE TERMS

Our client is seeking a new full repairing and insuring lease on a minimum 5 year term at a rent to be agreed.

NON-DOMESTIC RATES:

The property will require to be assessed for Non-Domestic Rates by the Scottish Assessors Association. Interested parties are advised to make their own enquiries with the local Assessor to confirm the likely Rateable Value and the level of rates payable.

EPC:

The development is constructed to a high level of energy efficiency, and it is expected to have an Energy performance rating of A. A copy of the certificate will be provided upon completion of construction.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which is chargeable on the rent at the prevailing rate.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole Letting agents: -

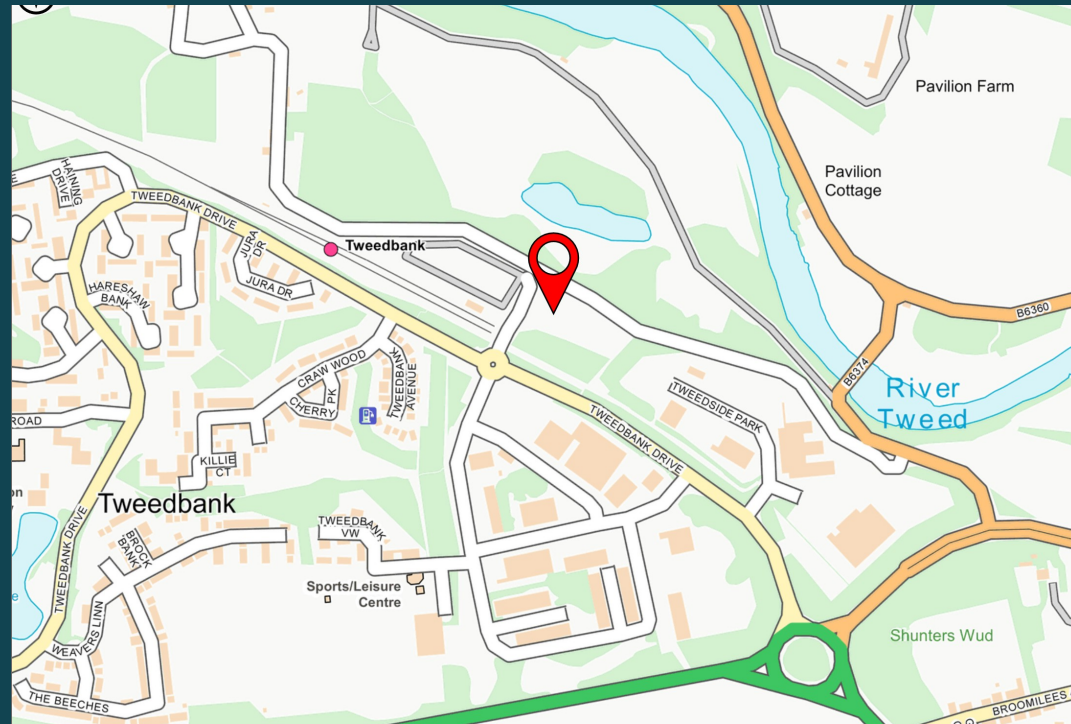
ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



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RICS



Make an enquiry

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