

# edingtons w.s.

solicitors and estate agents

**GALASHIELS**  
**113 Channel Street**  
**Rental £7,000 per annum**



**First floor office premises to let**  
**In principal retail thoroughfare of Galashiels**

- **Entrance at street level**
- **Internal stair**
- **Main reception area**
- **Office 1**
- **Office 2**
- **Office 3**
- **Kitchenette**
- **Toilet**
- **Gas central heating**
- **6 year lease**

Edingtons W.S., Solicitors & Estate Agents  
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These attractive office premises are conveniently located in a prominent position on the corner of Market St and Channel St in Galashiels town centre. The office accommodation forms part of the first floor of the block and has a private staircase leading up from street level. The offices have been recently decorated and carpeted and are in excellent condition. The property retains many of the original features eg fireplaces, high ceilings, original cornicing and wood finishings. The premises are available on a full repairing and insuring lease.

**Accommodation**

**Entrance stair and hallway**

Substantial wooden door leads into this pleasant entrance hall. Internal carpeted stair leads up to the office accommodation on the first floor. Door into reception.

**Reception 3.95m x 2.90m**

A bright and spacious reception area with ample seating, storage and radiator. Sliding glass enquiry window with bell. Door to main office suite.



Door from reception into L shaped main office hallway. Gives access to all offices. Radiator and coat hooks.

**Office 1 5.56m x 5.13m**

A generous sized office suite with 2 large windows overlooking main thoroughfares of Market Street and Channel Street.



**Office 2 5.56m x 3.40m**

Another bright and generous sized office. Window overlooking Market Street. Radiator.



**Office 3 4.27m x 3.30m**

Another good sized office with window overlooking Channel Street. Radiator.



**Kitchenette 2.28m x 1.83m**

**Toilet 1.98m x 1.78m**

Office equipment and furniture is of excellent quality and can be negotiated for if required at a reasonable rate.

**Lease terms**

Full repairing and insuring lease for 6 years.

**Services**

Mains water, drainage, gas and electricity. Broadband access. New telephone system.

**Viewings**

Strictly through selling agents.

**Entry**

Negotiable.

**Price**

£7,000 per annum

Edingtons W.S., Solicitors and Estate Agents for themselves and for their clients as owners give notice that whilst every care has been taken in the Preparation of these particulars, no guarantee can be given. As to their accuracy and they shall not form part of any contract. Prospective purchasers will require to satisfy themselves as to all details contained therein. All measurements have been taken using a sonic tape and cannot be guaranteed. Services and/or appliances have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they are advised of any closing date; however the vendor is not obliged to set a closing date and in the event of doing so is not obliged to accept the highest of any offer



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