

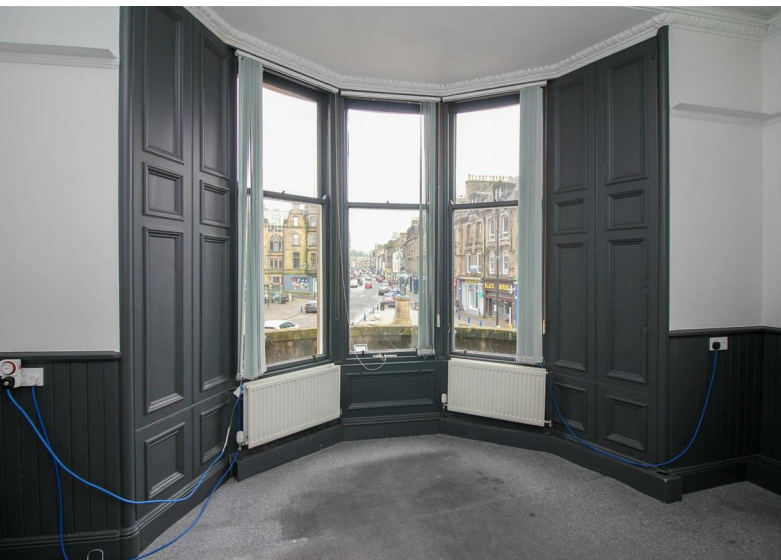


# BANNERMANBURKE

PROPERTIES LIMITED



**Suite B 1 North Bridge Street, Hawick, TD9 9BD**  
**£650 Per Calendar Month**



- PRIME TOWN CENTRE LOCATION
- TWO LARGE OFFICE SPACES
- WC
- SPACIOUS COMMUNAL ENTRY AND WIDE STAIRCASE
- LOVELY VIEWS ON TO THE 'HORSE' STATUE AND HAWICK HIGH STREET
- KITCHENETTE
- GAS CENTRAL HEATING INCLUDED

Suite B, 1 North Bridge Street is a large office space located on the first floor of the historic Prudential building in the centre of Hawick, overlooking the 'Horse' monument and fabulous views down the length of Hawick High Street. The space is split into two good sized offices, with kitchen and WC facilities. Available immediately.

### The Property

Suite 'B' comprises of two office rooms along with a kitchenette and WC and is located on the 1st floor of 1 North Bridge Street. A communal entrance and large stairwell provides access to the first floor. Both offices are decorated in white with carpet flooring, cornicing to high ceilings, carpet flooring and large windows allowing in lots of natural light. One office is located to the front with a superb view straight down the High Street and overlooking 'The Horse' monument. Both have central heating radiators and are flexible in use. There is a useful kitchen area with sink and drainer and floor units for storage. The WC comprises of 2pc suite of wash hand basin and WC with window and central heating radiator.

### Room Sizes

MAIN OFFICE ROOM - 4.20 x 5.90

FRONT OFFICE - 3.75 x 5.00

KITCHENETTE - 3.00 x 2.25

WC - 1.35 x 1.95

### Rental Information

Immediate occupancy available

Rateable Value - £4100 - Currently qualifies for 100% Discount.

Gas central heating included in rent.

Water, Electricity and Telephone/broadband payable.

Currently Rated for 'Class 4' Business use.

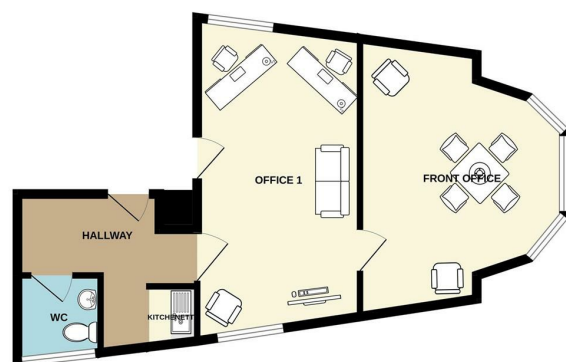
Minimum 1 year term required. Rent negotiable for longer terms.

Deposit equal to one months rent.

Tenants will be responsible for all legal fees regarding the tenancy agreement.

#### Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.



SUITE B, 1 NORTH BRIDGE STREET OFFICES