

250619 (164) FOI Property

From: [Freedom of Information](#)
To: [REDACTED]
Cc: [Freedom of Information](#)
Subject: Freedom of Information Request
Date: 19 June 2025 16:03:49
Attachments: [REDACTED]

Dear [REDACTED]

Thank you for your Freedom of Information request of 27 May 2025. We are responding to you under the Freedom of Information (Scotland) Act 2002 [FOISA].

FOI REQUEST (Received 27 May 2025)

Please provide the following information relating to all land, buildings, and other spaces currently or previously owned, leased, sublet, or managed by South of Scotland Enterprise. This request includes properties both owned by South of Scotland Enterprise and those leased or rented by SOSE from third parties.

1. Current Property Portfolio (as of May 2025)
For each property or space that SOSE currently owns or leases, please provide:
 - a. Property name or address
 - b. Ownership status (e.g., owned, leased from [landlord name])
 - c. Type of property (e.g., office, industrial, land)
 - d. Size (e.g., square footage or acreage)
 - e. Date of acquisition or lease commencement (where available)
2. Leased or Sublet Properties
For any property that SOSE currently leases or rents out (whether owned or leased), please provide:
 - a. Property name or address
 - b. Name of tenant or subtenant
 - c. Type of tenant (e.g., public sector body, private company, academic institution, charity, or internal use)
 - d. Area occupied (e.g., square footage or unit reference)
 - e. Lease start and end dates
 - f. Rent charged (e.g., £ per sq ft or annual total)
 - g. Any service charges or other recurring fees
 - h. Type of lease (e.g., full repairing and insuring lease)
 - i. Where space is provided free of charge, at a peppercorn rent, or at a heavily subsidised rate, please indicate this clearly.
 - j. If any such arrangements exist, please specify the nature of the agreement (e.g., grant-supported, community benefit, startup support), and whether the tenant is a public, third-sector, or private organisation.
3. Disposals or Properties Under Offer

For any properties that have been sold, transferred, or are currently under offer, please provide:

- a. Property name or address
- b. Buyer or proposed buyer (organisation or individual)
- c. Date of sale or offer
- d. Sale price or estimated market value (if available)

4. Vacant or Available Properties

Please list any currently vacant properties or spaces, whether owned or leased by SOSE, that are available for lease, sublet, or sale.

5. Optional Historical Changes (May 2023–May 2025)

Where readily available and within cost limits, please also provide a summary of changes to the above since May 2023, including:

- a. Newly acquired or disposed properties
- b. New tenants or lease agreements
- c. Material changes in occupancy or lease terms

Public Interest Considerations

I recognise that SOSE may consider some lease or rental terms to be commercially sensitive. However, as these arrangements involve the use of public funds and/or public property, there is a strong and overriding public interest in transparency regarding how such assets are managed. If any specific information is considered exempt under Section 33(1)(b) of FOISA, I would request:

- A clear explanation of how disclosure would substantially prejudice SOSE's commercial interests
- A full public interest test weighing the harm of disclosure against the public's right to know
- Where appropriate, the release of aggregated or anonymised data as an alternative to withholding the information entirely

In particular, I am interested in any arrangements where space is provided rent-free, on peppercorn terms, or at a public subsidy, and how these decisions align with public value or economic development goals.

If SOSE considers it necessary to anonymise or aggregate certain tenant or leaseholder information, I request that the data be segmented or annotated to indicate whether each tenant or leaseholder is:

- A public sector body (e.g., local authority, government agency, non-departmental public body, academic institution, NHS)
- An internal use by SOSE or its subsidiaries
- A private sector or third-party organisation

This breakdown is essential for understanding the allocation of public assets and the balance between public, private, and internal use.

RESPONSE

1. Current Property Portfolio (as of May 2025)

For each property or space that SOSE currently owns or leases:

a. Property name or address	b) Ownership status (e.g., owned, leased from [landlord name])	c) Type of property (e.g., office, industrial, land)	d) Size (e.g., square footage or acreage)	e) Date of acquisition or lease commencement (where available)
Ettrick Riverside, Selkirk TD7 5EB	Owned	Offices	38,811 SQ/FT	April 2020
Annan Business Park, Annan	Owned	Offices/Light Industrial Units	8,412 SQ/FT	April 2020
Kirtle Place, Gretna	Owned	Offices/retail	1,800 SQ/FT	April 2020
Annan Business Park, Annan	Owned	Land	c. 2 ac	April 2020
Cargenbridge Business Park, Dumfries	Owned	Land	c. 18 ac	April 2020
Heathhall Industrial Estate, Dumfries	Owned	Land	c. 16 ac	April 2020
Chapelcross, Annan	Owned	Land	c. 17 ac	April 2020
Galalaw, Hawick	Owned (50%)	Land	c. 100 ac	April 2020
Caerlee Mill, Chapel St, Innerleithen	Owned (former mill which is to be demolished)	Ruinous building	c. 1 ac	2022
31 Queen Street Stranraer DG9 7LQ	Leased [from Stranraer Development Trust]	Offices	147 SQ/FT	Nov 2024
3A, Harbour Building, Gunsgreen Basin,	Leased [from Eyemouth Harbour Trust]	Offices	226 SQ/FT	Jun 2022

Eyemouth TD14 5SD				
Carmont House, Dumfries DG1 4TA	Leased [from Crichton Trust]	Offices	4299 SQ/FT	Oct 2022
Hawick Business Centre, Hawick TD9 9BQ	Leased [from Scottish Borders Council]	Offices	2483 SQ/FT	Feb 2024

2. Leased or Sublet Properties

For any property that SOSE currently leases or rents out (whether owned or leased), please provide:

We have provided in Appendix A the points below on property SOSE currently leases out:

- a) Property name and address (and unit)
- b) Name of tenant (where this is SOSE)
- d) Area occupied
- e) Lease start and end dates

SOSE is unable to share the following information:

- b) Name of tenant (where this is not SOSE, tenant names have been redacted)
- c) Type of tenant
- f) Rent charged
- g) Any service charges or other recurring fees
- h) Type of lease
- i) Where space is provided free of charge, at a peppercorn rent, or at a heavily subsidised rate, please indicate this clearly.
- j) If any such arrangements exist, please specify the nature of the agreement

We apply Section 33(1)(b) of FOISA (commercial interests) as release of the information would – or would be likely to – prejudice substantially the commercial interests of the organisations involved. The use of this exemption requires SOSE to consider the public interest in both disclosing and not disclosing. In this case, we concluded that there is no public interest or benefit in releasing information which could have an adverse effect on the commercial interests of the organisations involved and could deter other organisations from leasing or renting space from SOSE. We concluded that, in respect of the commercially sensitive information requested, the public interest is better served in withholding the information.

3. Disposals or Properties Under Offer

For any properties that has been sold, transferred, or are currently under offer, please

provide:

- a) Property name or address
 - Cargenbridge Business Park, Dumfries: Sites C and G
 - Annan Business Park, Annan – Plots 8-11 and 15
 - Heathhall Industrial Estate, Dumfries – Site B
 - Chapelcross, Annan (part)
 - Galalaw Business Park, Hawick (part)
- b) Buyer or proposed buyer (organisation or individual)
- c) Date of sale or offer
- d) Sale price or estimated market value (if available)

For points b), c) and d) above, we are unable to provide this information and apply Section 33(1)(b) of FOISA (commercial interests) as release of the information would – or would be likely to – prejudice substantially the commercial interests of the organisations involved. The use of this exemption requires SOSE to consider the public interest in both disclosing and not disclosing, and in this case, we concluded that there is no public interest or benefit in releasing information which could have an adverse effect on the commercial interests of the organisations involved and that could likely deter other organisations from buying or offering to buy any properties nor for sharing sensitive information relating to the purchase of any property. We concluded that, in respect of the commercially sensitive information requested, the public interest is better served in withholding the information.

4. Vacant or Available Properties

Please refer to Appendix A for list of current vacant properties or spaces.

5. Optional Historical Changes (May 2023–May 2025)

Where readily available and within cost limits, please also provide a summary of changes to the above since May 2023, including:

- a) Newly acquired or disposed properties
 - Acquired – Site within Chapelcross, Annan
 - Disposed – Cargenbridge Business Park, Dumfries – Site F
 - Disposed – Annan Business Park, Annan – Plots 12-14

- b) New tenants or lease agreements

Please refer to Appendix A for details of lease dates from May 2023.

- c) Material changes in occupancy or lease terms

In this instance, we are unable to share the information requested and apply Section 33(1)(b) of FOISA (commercial interests) as release of the information would – or would be likely to – prejudice substantially the commercial interests of the organisations involved in changes to their lease terms. The use of this exemption requires SOSE to consider the public interest in both disclosing and not disclosing,

and in this case, we concluded that there is no public interest or benefit in releasing information which could have an adverse effect on the commercial interests of the organisations involved and that could likely deter other potential tenants / organisations from leasing properties or space from SOSE. We concluded that, in respect of the commercially sensitive information requested, the public interest is better served in withholding the information.

You have the right to request a review of the way in which this request has been processed. Should you wish to exercise this right, you will need to contact us within 40 working days of receipt of this email.

If you remain dissatisfied on completion of the review, you have the right to appeal to the Office of the Scottish Information Commissioner and thereafter to the Court of Session on a point of law only:

Scottish Information Commissioner
Kinburn Castle
Doubledykes Road
St Andrews
Fife
KY16 9DS
Telephone: 01334 464610

www.foi.scot

or for online appeals:

www.foi.scot/appeal

Best wishes
SOSE Corporate Relations
foi@sose.scot



www.southofscotlandenterprise.com

Appendix A

ETTRICK RIVERSIDE, Dunsdale Road, Selkirk (Offices)

Units	Occupier	Start	Expiry	Area (sqft)
1		24/01/2005	23/01/2020	1,044
2	VACANT			1,033
3	Meeting Room			710
4	Meeting Room			603
5	Meeting Room			632
6		18/01/2008	24/02/2017	660
7		15/01/2007	05/08/2020	700
8	VACANT			1,119
9		01/08/2023	31/07/2028	2,282
101		26/02/2024	25/02/2025	145
102		12/01/2018	30/11/2021	300
103		09/01/2017	31/03/2019	300
104				145
105	VACANT			180
106	VACANT			690
107 - 113		01/09/2017	31/08/2022	1,658
110	VACANT			151
111	Meeting Room			300
114	VACANT			118
115	VACANT			118
116	VACANT			118
117/118/120	SOSE			1,399
119	SOSE			506
121	SOSE			140
122	SOSE			140
123	SOSE			290
124	SOSE			93
125	SOSE			689
126	SOSE			151
127	SOSE			158
128	SOSE			322
129	SOSE			156
130	SOSE			230

131	SOSE			201
201		01/06/2018	30/04/2026	143
202	VACANT			295
203		16/08/2023	15/08/2024	295
204	VACANT			143
205		25/06/2021	24/06/2022	178
206		02/09/2024	01/09/2025	139
207		01/02/2025	31/01/2030	423
208		27/10/2016	27/10/2019	155
209		27/10/2016	27/10/2019	155
210	VACANT			155
211	VACANT			469
212	VACANT			230
213	VACANT			230
214	Meeting Room			464
215		17/02/2025	16/02/2026	3,733
216	VACANT			2,536
301-306	VACANT			1,768
307/308	VACANT			548
309	VACANT			520
310, 312	VACANT			900
311	VACANT			255
313	VACANT			375
314	VACANT			156
315	VACANT			295
316		09/09/2024	08/09/2027	154
321 (Hub)	VACANT			909
317, 319, 320, 321, 322, 323, 324, 333-337		27/04/2023	26/04/2028	5,274
Café	VACANT			432
TOTAL				38,811

ANNAN BUSINESS PARK, ANNAN (Offices/Light Industrial Units)

Units	Tenant	Start	Expiry	Area (sqft)
1		30/07/2021	29/07/2024	388
2		01/07/2022	31/06/2025	2,139
3	VACANT			1,043
4		11/04/2024	10/04/2027	1,043
5		30/08/2019	29/08/2024	947
6		30/08/2019	29/08/2024	2,453
7		30/08/2019	29/08/2024	399
TOTAL				8,412

KIRTLE PLACE, GRETNA (Office/retail)

Units	Tenant	Start	Expiry	Area (sqft)
1		01/07/2016	30/06/2021	325
2	VACANT			325
3	VACANT			250
4/5		10/02/2025	09/02/2030	575
6		01/02/2025	31/01/2028	325
TOTAL				1800

Cargenbridge Business Park, Dumfries (Leased Land)

Unit	Occupier	Start	Expiry	Area (sqft)
SITE A		2025	2150	
SITE B		2020	2145	
SITE D		2025	2150	