



Office Premises 15 Oven Wynd  
Kelso, TD5 7HS



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#### KELSO

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

#### OFFICE

Comprising a choice of fully fitted private offices over three floors, with staff facilities including disabled toilets, kitchenette and with fine river views.

Entering off Oven Wynd with a traditional solid panelled entrance door, opening to hall with fitted security system, emergency lighting, smoke detectors and stairs to upper floors.

#### Ground Floor

A good sized front office on the ground floor with triple panelled window to front with generally west facing views towards the River Tweed. Neutral décor with former fireplace feature and shelved cupboard, ceiling lighting, six double power points and four double CAT cabling points. Staff facilities again located on the ground floor with kitchen facilities to front including a range of wall and base units, one and a half bowl sink below deep sill window to Oven Wynd, three double power points, extractor fan, smoke detector and ceiling light fitting. Disability Discrimination Act compliant space located on the ground floor level with WC and wash hand basin, ceiling light fitting and extractor fan. A store cupboard houses the meters and unvented direct hot water cylinder.

Stairs lead off the entrance to mid landing with toilet facilities including WC and wash hand basin.

#### First Floor

Another excellent office with fine views over the river. Triple sash and case windows with panelled surrounds, retained feature fireplace, shelved double cupboard, six double power points and four CAT cabling computer points. A further smaller office located on the first floor landing and with sash and case panelled window to Oven Wynd, six double power points, three CAT cabling points. Located between the two offices off the first floor landing again with sash and case window to Oven Wynd. Fitted with WC and pedestal sink with tiled splashback, ceiling light fitting and extractor fan.

#### Second Floor

A further suite of offices lie on the top floor and again with a fine office to front enjoying excellent views over the Tweed with triple windows and panelled surround with further dual aspect deep sill window to side over the grounds of Ednam House towards the Rennie Bridge. Shelved cupboard, six double power points and four double CAT cabling points. A further spacious office with two sash and case windows to Oven Wynd again with partial views over the grounds of Ednam House towards the river and Rennie Bridge, one with working shutters, below sill shelved cupboards with further shelved cupboard to side, retained fireplace feature and large walk-in store, four double power points, two light fittings.

#### BUSINESS RATES

Small business rates exemption may apply subject to status. All enquiries to Scottish Borders Council.

#### ADDITIONAL INFORMATION

Rent £7,500 per annum. Deposit and references required. Terms of the lease will be discussed and agreed between the parties.

All enquiries should be made to Borders Country Lets. Viewings strictly by appointment only. Lines open until 8pm, 7 days a week.