Commercial







3 The Knowes To Let - £900pcm

Kelso, TD5 7BH

A Versatile And Well Positioned Commercial Unit Ideal For Businesses Seeking Adaptable Workspace, Storage, Or A Secure Lock-up. Perfect For A Wide Range Of Trades Or Operations Requiring A Flexible And Functional Base. Approx 1600 Ft Internally.

Commercial

HASTINGS LEGAL

01573 225999 • lines open until 10pm
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3 THE KNOWES

Set on The Knowes, a popular and central position for the town of Kelso, Unit 2 is an extensive industrial unit offering an adaptable layout for a variety of uses.

Currently, the main frontage looking towards the Abbey is ideal for customer entrance and opens to a well presented reception, W/C facility and office area. The main storage space extends to approx 30ft x 13ft, with a partitioned area for a further office and kitchenette. A further storage and garage area is set to the rear with double doors to the shared parking and refuse. Being well maintained and in an excellent position with plenty of unrestricted parking nearby, Unit 3 would be suitable for a variety of business, manufacture and storage needs.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

MEASUREMENTS

Reception 11'1 x 9'7 (3.37m x 2.92m)
Office 9'1 x 6'8 (2.76m x 2.02m)
Inner Office 18'0 x 8'6 (5.49m x 2.60m)
Storage 30'10 x 13'10 (9.41m x 4.21m)
Kitchen 12'6 x 9'3 (3.81m x 2.83m)
Garage 24'5 x 21'8 (7.44m x 6.61m)

HIGHLIGHTS

- Extensive industrial unit approx. 162 sq m
- Flexible use
- Development potential
- Central location
- Vehicular access to rear

RATES

Rateable Value: £6000 Warehouse

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE

All enquiries should be made to Borders Country Lets. Viewings strictly by appointment and available on request from the agents on 01573 229887. Rent: £900 per month, deposit £1200. Terms of the lease will be discussed and agreed between the parties.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.