HASTINGS & LEGAL
BORDERS COUNTRY LETS

Unit 3 The Knowes
Kelso, TD5 7BH

£750 Per Month

PROPERTY & LEGAL

null bed

null public

null bath

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 1600ft internally.

HASTINGS LEGAL
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01573 229 887 • lines open until 10pm
www.hastingslegal.co.uk

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 2 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.

• Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.
• Schooling: Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.
• Population: As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.
• Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

MEASUREMENT

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

LEASE

Terms of the lease and length will be discussed and agreed between the parties. One months rent upfront as deposit.

VAT

Unless otherwise stated the prices quoted are exclusive of VAT.

Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.

VIEWING

By appointment with the sole agents. Contact Border Country Lets on 01573 225 887.