

TO LET



Workshop
Unit 5 Abbotsford Court Business Centre, Kelso TD5 7BQ



Workshop

**Annual Rent (in the region of)
£13,500 (excluding VAT)**



Viewing/Further Details:

Please contact
Estate Management

Tel: 01835 825122 or email estatemangement@scotborders.gov.uk

These particulars do not form any part of any contract and are prepared for guidance only.

Location

Kelso is an attractive market town in the Scottish Borders, well connected via the A68 and A697 to Edinburgh, Newcastle and the wider region. It supports a broad mix of local businesses, including agricultural services, independent retailers, food and drink producers, and small to medium-sized enterprises, creating a vibrant and resilient commercial environment. The town also benefits from strong visitor appeal, with attractions such as Floors Castle, Kelso Racecourse and renowned salmon fishing on the River Tweed helping to sustain trade and economic activity. Combined with access to a reliable local workforce and competitive property costs, Kelso offers an appealing setting for a range of business occupiers.

Description

Abbotsford Court Business Centre provides well-established commercial premises in a convenient Kelso location, offering a range of units suitable for small to medium-sized businesses. The centre benefits from good access and on-site parking, making it practical for occupiers and visitors alike. It supports a variety of local businesses and offers flexible accommodation suited to office, storage and light industrial uses, making it a popular choice for businesses seeking functional and affordable space within the town.

Services

This property is service by 3 phase mains electricity, gas and water and drainage.

Accommodation

Total gross internal area 206.2m² (2219ft²)

Rent

Annual rent (in the region of): £13,500 (excluding VAT)

Rateable Value

The current rateable value of these premises is £TBC (with effect from 1 April 2026).

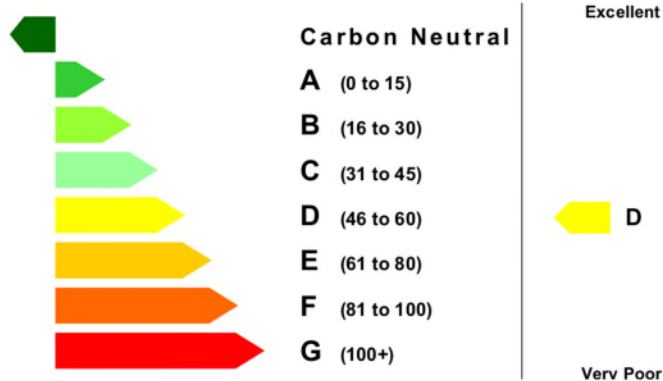
Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at www.mygov.scot/business-rates-relief/

Planning

Currently Class 4 Business Use as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Any other use falling out with this use class will require landlords and the relevant planning consent.

Energy Performance Certificate



Location plan



Floor plans



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