

TO LET



Workshop Unit 8 Edenside Workshops, Inch Road, Kelso TD5 7JR



Workshop

**Annual Rent (in the region of)
£6,250 (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's industrial and economic character is deeply shaped by its prime location at the confluence of the Rivers Tweed and Teviot, a setting that historically established it as one of the most important market towns in the Scottish Borders. Kelso has a strong tourism sector; visitors are drawn to major landmarks such as the ruined Kelso Abbey and Floors Castle, both central to the town's heritage appeal. Tourism complements Kelso's modern industries, which include agricultural machinery, local manufacturing, and service based businesses. Together, Kelso's strategic setting and scenic environment underpin a balanced local economy where industry and tourism reinforce each other.

Description

Edenside Workshops comprises a small cluster of business units located off Inch Road in Kelso, offering a range of flexible workshop accommodation for local occupiers. Shared on site facilities are provided for the benefit of tenants, and the property also benefits from convenient off street parking for both users and visitors. Unit 8 is positioned to the rear of the complex and is accessed via double pedestrian doors, providing practical entry for day to day operations.

Services

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

Accommodation

Total gross internal area 94.5m² (1017ft²)

Rent

Annual rent (in the region of): £6,250 (excluding VAT)

Rateable Value

The current rateable value of these premises is £3,900 (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

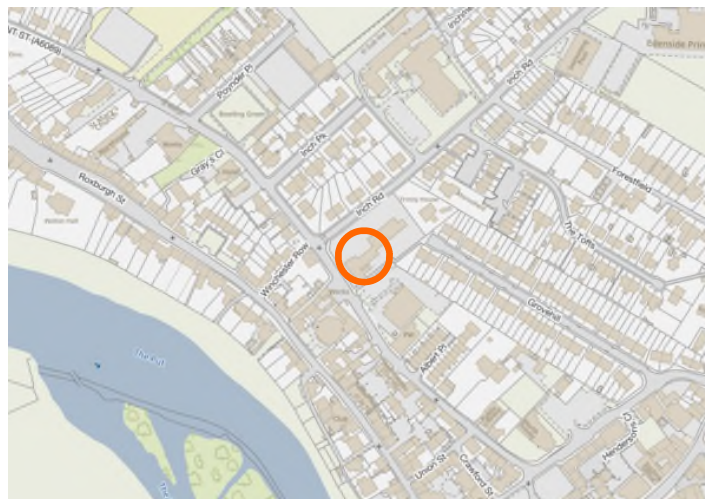
Currently Class 4 Business Use as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

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

Energy Performance Certificate

To be confirmed

Location plan



Floor plans



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