

TO LET



Modern Office Premises 11 Horsemarket Business Centre, Kelso TD5 7HE



Offices currently available

11/1 (first floor)

gross internal area 46.7m² (503ft²)

Annual rent: in the region of £5050 (VAT exempt)

2025/26 service charge: £2,413

11/2 (first floor)

gross internal area 44.2m² (476ft²)

Annual rent in the region of £4,750 (Vat exempt)

2025/26 service charge: £2,284

11/3 (second floor)

gross internal area 46.7m² (503ft²)

Annual rent in the region of £5,050 (Vat exempt)

2025/26 service charge: £2,413



Viewing/Further Details:

Please contact

Estate Management

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

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

Location

Kelso is a traditional market town located on the picturesque River Tweed. It has a thriving centre with many successful commercial and industrial businesses.

The town centre attracts many tourists with its abbey ruins, floors castle and Springwood park showground which boasts many popular events throughout the year. The popular activities within the town are fishing, golfing and horse racing.

Description

Five modern offices situated in the heart of the town centre. All the offices are carpeted throughout with electrical sockets, trunking for network/phone lines with a food/tea/coffee preparation area. There are shared toilet facilities on each floor and a lift servicing the first and second floor. The building is highly insulated with solar panels situated on the roof for each individual office.

Accommodation

Office 11/1—Gross internal area: 46.7m² (503ft²)
Office 11/2—Gross internal area: 44.2 (476ft²)
Office 11/3—Gross internal area: 46.7m² (503ft²)
Office 11/4—Gross internal area: 44.2 (476ft²)
Office 11/5—Gross internal area: 62.6m² (674ft²)

Rateable Value (with effect from 1 April 2023)

Office 11/1: £5,000
Office 11/2: £4,400
Office 11/3: £4,950
Office 11/4: £4,400
Office 11/5: £5,700

Properties below the value of £15,000 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

The property is currently Class 2 (financial, professional and others) as defined in the Town and Country Planning (use class) (Scotland) Order 1997.

Class 4 Office subject to landlords and planning consent.

Terms

It is likely that the property will be offered for a period of 3 years with the tenant having the option to terminate giving 3 months written notice at any time. The landlord will be responsible for keeping the subjects wind and water tight excluding window glass. The Council will insure the property and the premium will be recovered from the tenant.

Service Charge

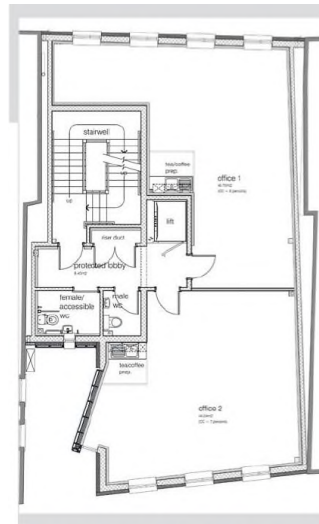
A service charge is payable to the landlord for the upkeep of the communal areas. This will be reviewed on an annual basis from 1 April each year in accordance with RICS Code of Practice for Service Charge in Commercial Properties.

Services

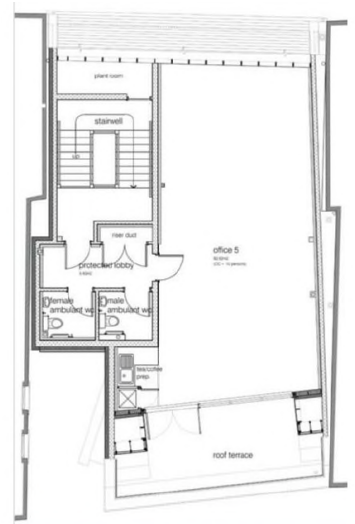
Mains electricity and water and drainage are connected to the subjects. Electricity and drainage charges are the responsibility of the tenant and the water charge is included in the service charge.

Energy Performance Certificate B (June 2014)

Floor Plans/Location Plan



First and Second Floor Office Layout



Third Floor Layout

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