

TO LET / FOR SALE — INDUSTRIAL / WORKSHOP PREMISES · FORMER MOT BAY

TO LET / FOR SALE

BURNHOUSE

PINNACLEHILL INDUSTRIAL ESTATE · KELSO · TD5 8DF

**10,300 SQ FT (957 SQ M) DETACHED INDUSTRIAL UNIT WITH
YARD**

Available as a whole or as two self-contained units · 0.55-acre site

Railway Brae
Kelso TD5 8DF

BII

A FLEXIBLE INDUSTRIAL UNIT ON KELSO'S PRINCIPAL ESTATE

Detached, clear-span steel portal frame. Two units under one roof — take the whole 10,300 sq ft, or a single unit.

Most recently a vehicle service and MOT workshop: a ready-to-run fit for vehicle, plant and trade occupiers — a clear-span shell for everyone else.

THE OPPORTUNITY

Burnshouse is a 10,300 sq ft detached industrial building on Pinnaclehill — the principal industrial estate serving Kelso — arranged as two units under one roof and available as a whole or unit-by-unit, to let or for sale.

Steel portal frame construction on a regular, level 0.55-acre site, with Tarmacadam parking and yard to the front. Internally: clear-span workshop and warehouse space, an established office and welfare fit, and a solid concrete goods floor.

The unit is available **as existing**, offered to let on a new lease or for sale, as a whole or on a unit-by-unit basis.



10,300

sq ft total — or take one unit

0.55ac

level site, parking & yard

4.8x4.9m

largest roller-shutter door

Class 4/5/6

industrial, storage & business

SPECIFICATION & ACCOMMODATION

Gross internal area measured to the RICS Code of Measuring Practice.

Available as a whole, or as Unit 1 (c. 6,094 sq ft incl. office & welfare) and Unit 2 (c. 4,206 sq ft) separately.

ACCOMMODATION

UNIT	DESCRIPTION	SQ M	SQ FT
Unit 1	Workshop / MOT bay, office, WC, staff & stores	566.35	6,094
	of which office, WC, staff & stores	56.43	607
Unit 2	Warehouse + mezzanine store	390.91	4,206
Total	Gross internal area	957.26	10,300

SPECIFICATION

CONSTRUCTION	Clear-span steel portal frame
FLOOR	Solid concrete; inspection chamber
LOADING U1	Roller shutter 4.10m × 3.30m
LOADING U2	Roller shutter 4.80m × 4.90m
DOORS	3 personnel + 3 fire escape
HEIGHT	Dividing panels to c.4m
LIGHTING	Predominantly suspended LED
HEATING	Space heating + office CH
POWER	3-phase mains supply

WELFARE	Office, kitchen, shower & WC
VEHICLE FIT	MOT bay, washer bay, interceptor
SITE	0.55ac; Tarmac frontage parking
USE CLASS	Class 4 / 5 / 6
TENURE	Heritable
EPC	To be commissioned
VAT	Not opted to tax
RATES (RV)	Split across two units — £19,100 (U1) & £11,100 (U2), eff. 1 Apr 2026



WORKSHOP — VEHICLE LIFTS



WAREHOUSE & MEZZANINE

KELSO — AT THE CENTRE OF A GROWING BORDERS ECONOMY

Pinnaclehill is the principal industrial estate serving Kelso, anchored by a Sainsbury's superstore and significantly extended in recent years.

Central in the Scottish Borders — c. 40 miles south of Edinburgh, on the A698 / A697 corridor.

LOCATION & CONNECTIVITY



ESTABLISHED OCCUPIERS ON THE ESTATE

Plexus

Scotmas

Lloyd Land Rover

Sainsbury's

Howdens

Forbes

Countryside Kitchens

Pyramid Travel

U-Stor

Border Aggregates

- **Center Parcs Scottish Borders** — £450m resort near Hawick, opening 2029; deep construction supply chain now, ~1,200 permanent jobs.
- **A scaling drinks sector** — Borders Distillery £35m expansion, plus Tempest and Born in the Borders — production, canning and bonded-warehouse demand.
- **Life sciences & advanced manufacturing** — Breathe Life Sciences opening late 2026; established electronics base anchored by Plexus on this estate.
- **Borderlands Inclusive Growth Deal** — £452m public investment programme running through 2034.

BURNSHOUSE

AVAILABILITY

To let or for sale — offers to purchase invited

TENURE

Heritable. New full repairing & insuring lease, term by negotiation

CONFIGURATION

As a whole (10,300 sq ft) or as two self-contained units

RENT

On application

SALE PRICE

On application

ENTRY

By arrangement — available now

TERMS & FURTHER INFORMATION

LEGAL COSTS

Each party to bear their own costs

VIEWING & FURTHER INFO

Strictly by contacting the sole agents

Make an enquiry

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