

TO LET

Modern Industrial Unit



Phase One, Block 18, Units 8 & 9, Bilston Park, Loanhead, EH20 9LZ

- AVAILABLE NOW
- STEEL PORTAL FRAME
- 4.5M TO UNDERSIDE OF HAUNCH
- 4M x 5M SECTIONAL UP AND OVER ELECTRICALLY OPERATED DOORS

219 - 444 sq m
(2,357 - 4,779 sq ft)
or thereby

CONTACT US

Strictly by prior appointment with Colliers International, through:

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LOCATION

Loanhead is situated approximately 6 miles to the south of the Edinburgh City Centre and is in close proximity to the A720 Edinburgh City Bypass (Straiton Interchange).

This provides easy access to Edinburgh City Centre, Edinburgh International Airport and Scotland's major motorway networks, the M8 westbound, the M9 northbound and the A1 southbound.

Bilston Glen is located to the south of Nivens Knowe Road within the well established Bilston Glen Industrial Estate.

DESCRIPTION

Phase One of Bilston Park consists of two terraces of modern manufacturing/production units.

Phase One has successfully been let to occupiers including FES Ltd, Robert Wiseman Dairies and Mackay & Lynn Ltd.

The units are of steel portal frame construction, clad externally in a combination of brickwork and insulated metal cladding to the elevations and insulated metal cladding to the roof with integral rooflights. The units are available singly at 219 sq m (2,357 sq ft) or as one large unit of 444 sq m (4779 sq ft).

The units benefit from a shared yard and associated car parking.

PLANNING

Planning consent has been obtained for Class 4 and 5 (Class 6 subject to planning).

LEASE TERMS

The subjects are available to let on a standard full repairing and insuring lease with reviews at regular intervals.

VAT

All rents, figures quoted are exclusive of VAT.

RATEABLE VALUE

The combined unit has a rateable value of £21,000. If split, the value would have to be reassessed.

NB

Particulars and photographs may be viewed on our website:

FURTHER INFORMATION AND VIEWING

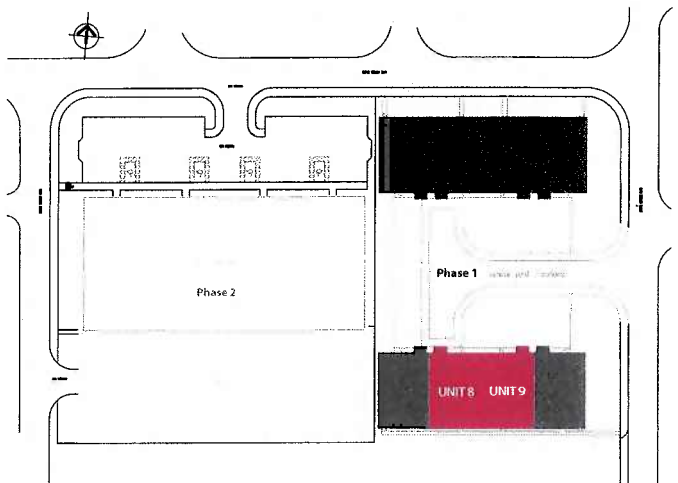
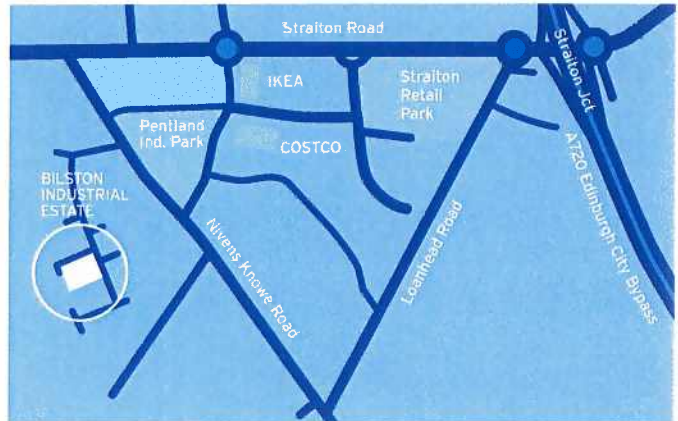
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