

Ryden

TO LET

**WAREHOUSE AND OFFICE
COMPOUND WITH LARGE
SECURE YARD
9,332 SQ.FT (867 SQ.M)**



**UNIT 6A
DRYDEN ROAD
BILSTON GLEN
INDUSTRIAL ESTATE
LOANHEAD
EH20 9LZ**

LARGE SECURE YARD

**SEPARATE
CAR PARKING**

**WELL ESTABLISHED
BUSINESS LOCATION**

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FIND ON GOOGLE MAPS

BILSTON GLEN INDUSTRIAL ESTATE IS LOCATED IN LOANHEAD APPROXIMATELY 5 MILES SOUTH OF EDINBURGH

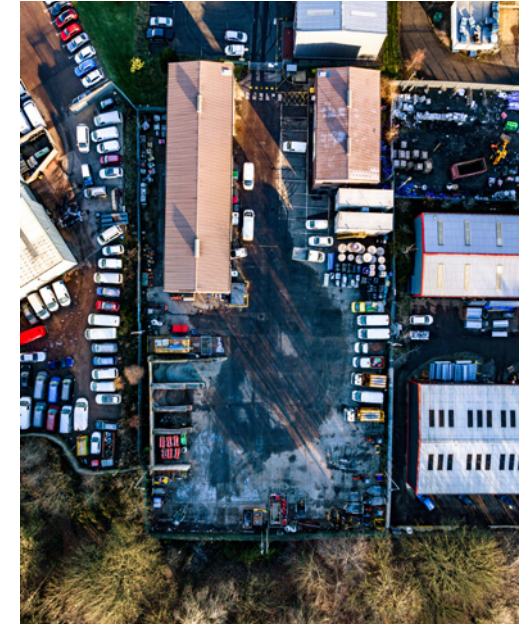


LOCATION

Bilston Glen Industrial Estate is located in Loanhead approximately 5 miles south of Edinburgh. It benefits from excellent transport links to the City Bypass (Straiton Junction) providing links to the A1, M8 and onto M9. Edinburgh Airport is located approximately 12 miles west and Glasgow Airport 50 miles west.

Neighbouring occupiers within the vicinity include Ikea, Asda, DAF Trucks, Arthur McKay, Travis Perkins and Stewart Brewing.

SITE PLAN





DESCRIPTION






The subjects form a warehouse and office compound on a 1 acre site. The warehouse is of steel portal frame and brick work walls built up to 3 meters and then composite insulated cladding makes up the remainder of the walls and roof. There are no rooflights in the unit but lighting is provided by strip electric lighting.

There are two level access doors to the eastern elevation. The doors are motorised and reach to circa 6 meters in height. There are further pedestrian and fire exits through the unit.

The stand alone office block is again steel portal frame with external cladding and plasterboard internals. Internally the room make up is cellular on the ground and first floors with all main meeting and work rooms spurring off the central reception area. There are facilities and amenity areas on both the ground and first floors. Heating is provided by a gas boiler and radiators throughout. LED lighting panels can be found in the suspended ceiling. The first floor is reached via a stair well on the north side of the office.

Externally the large yard is surfaced with concrete and is secured by a large palisade fence with entrance gate to the north elevation of the compound. Additional areas of external storage can be found to the rear of each of the units. There is a large car park to the front of the compound outside the main entry gate.

SPECIFICATION

-  Eaves from 6.6 m rising to 7.3 m
-  Electrically operated roller shutter doors.
-  Stand alone Office facilities provided
-  3 Phase Electrical, Data and Water supplied to each unit
-  External car park

ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	436.04	4,694
OFFICE	430.88	4,638
TOTAL	866.92	9,332

RENT / TERMS

The current passing rent is £110,000 per annum exclusive. The lease is held on a Full Repairing and Insuring (FRI) basis until 16th August 2025. The property is available by means of a surrender and re-grant, sub-lease or assignment.

RATEABLE VALUE

The premises are noted with the Scottish Assessors as an Office. The RV is £83,800 per annum

Details of Insurance and other charges are available on request for the letting agents.

EPC

A copy of the EPC can be made available on request.

VAT

VAT will be applicable to all rents, and occupational costs.





GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **November 2023**

