

BILSTON GLEN



TO LET: WAREHOUSE / INDUSTRIAL PREMISES

Bilston Glen Industrial Estate

LOANHEAD, MIDLOTHIAN, EH20 9HN

UNITS FROM 240 - 753 SQ M (2,583 - 8,103 SQ FT)

Close proximity to the Edinburgh City Bypass

Well established business estate

Open-plan warehouse/industrial premises

Generous communal areas



DRYDEN COURT



DRYDEN PLACE



DRYDEN VALE



DRYDEN LOAN

Bilston Glen Industrial Estate

LOCATION

The subject premises are located within Bilston Glen Industrial Estate, Loanhead. The estate lies approximately 7 miles south of Edinburgh and benefits from excellent transportation links, with the Edinburgh City Bypass located less than 1 mile to the north which in turn connects to the A1, M8 and M9 motorways.

Bilston Glen Industrial Estate is a long established and popular business location situated in the west end of Loanhead and lies within close proximity to Straiton Retail Park and Pentland Industrial Estate.

The estate is of general business and light industrial use, with notable nearby occupiers including the following: Stoats, Paint Shed, Edmundson Electrical, Eagle Plant Hire, Stewart Brewing and McQueens Dairies.

Major retailers within close proximity include Costco, Ikea and Asda all trade within a 5 minute drive from the Industrial Estate.

DESCRIPTION

The development comprises 37 modern industrial / business units of steel portal frame construction over a concrete floor with profile cladding externally. The pitched roof comprises of insulated cladding with integrated translucent roof panels that provide natural light. Vehicle access is offered at the front of all units via up and over commercial doors with separate pedestrian access. The units all benefit from generous comunal yard space with ample parking provisions.

Internally, the units predominantly offer open plan floor layouts with some premises benefitting from offices at mezzanine level. Each premises have WC facilities and three phase power supply.



AVAILABILITY

UNIT	SIZE
1 Dryden Place	240 sq m (2,583 sq ft)
6 Dryden Place	443 sq m (4,770 sq ft)
15 Dryden Vale	251 sq m (2,701 sq ft)
16 Dryden Vale	251 sq m (2,701 sq ft)
17 Dryden Vale	251 sq m (2,701 sq ft)

* 15, 16 and 17 Dryden Vale can be let as a whole or individually.



SAT NAV: EH20 9HN

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ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificates are available upon request.

TERMS

Each unit is available on a full repairing and insuring basis for a term to be agreed.

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details are available on request.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate

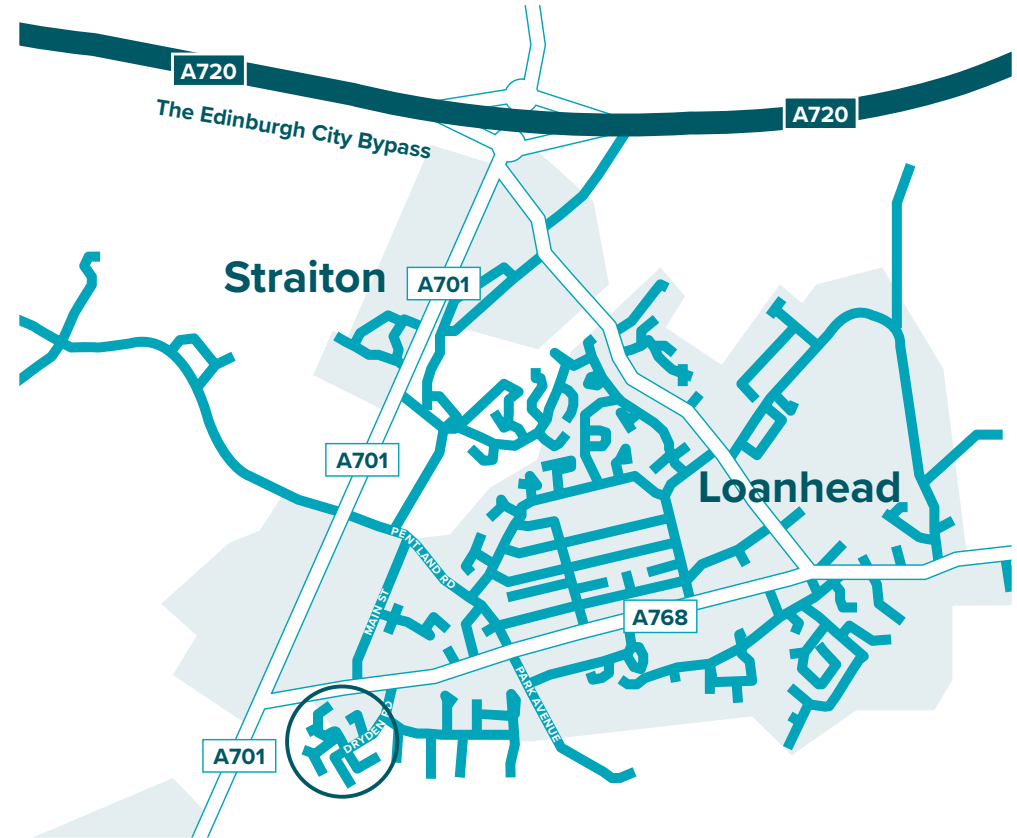
BUSINESS RATES

All information on Business Rates can be found at <https://www.saa.gov.uk/>.

We recommend that any interested party make their own enquiries with the local assessors regarding any rates relief.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.



VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

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