

TO LET

WAREHOUSE / INDUSTRIAL PREMISES

UNIT 1

2,583 SQ FT (240 SQ M)

Dryden Place
Bilston Glen Industrial Estate
Loanhead
EH20 9HP

- Modern premises
- Well established business location
- Demised secure yard
- Immediate entry available



VIEWING AND FURTHER INFORMATION

Strictly by appointment with sole agents:

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LOCATION

The subject premises are located within Bilston Glen Industrial Estate, Loanhead. Loanhead is a town located in the County of Midlothian, approximately 5 miles south of Edinburgh City Centre 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.

DESCRIPTION

The premises comprises of a modern end-terraced industrial unit of steel portal frame construction with profile cladding externally. The pitched roof comprises of insulated profile cladding with integrated translucent roof panels that provide natural light supplemented by LED spotlights. Pedestrian access is offered in addition to an up and over door that offers commercial access.

Internally the premises have been configured to offer an open plan warehouse with breezeblock constructed walls dividing the units within the terrace. The unit benefits from a three phase power supply and has WC facilities within.

Additionally, the premises benefits from a demised yard. This is made secure by palisade fencing and gates.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 2,583 sq ft (240 sq m).

The premises benefits from a secure yard that measures 0.07 acres.

TERMS

The premises are available on a fully repairing and insuring lease, for a term and rental level to be agreed. Further information is available from the sole letting agent.



BUSINESS RATES

In accordance with the Scottish Assessors, the current rateable value of the property is £21,000 resulting in a rates liability (2023/2024) of £10,010 per annum. We recommend that any interested party make their own enquiries with the local assessors regarding any available rates relief.

EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

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

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.