# to let UNIT 1

## WAREHOUSE / INDUSTRIAL PREMISES

### 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:

Alan Herriot T: 07880 722 326 E: alan.herriot@ryden.co.uk Jack Chandler T: 07425 320 611 E: jack.chandler@ryden.co.uk

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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.

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 whatever in relation to this property. Prepared February 2024