

TO LET UNITS 15, 16 & 17

WAREHOUSE / INDUSTRIAL PREMISES

2,701 - 8,103 SQ FT
(251 - 753 SQ M)

Dryden Vale
Bilston Glen Industrial Estate
Loanhead
EH20 9HN

- Modern industrial/ business premises
- Due to be refurbished
- Flexible size arrangements
- Communal yard
- Commercial access



VIEWING AND FURTHER INFORMATION

Strictly by appointment with sole agents:

Alan Herriot
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Jack Chandler
T: 07425 320 611
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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 currently comprises of a modern stand alone unit, originally constructed as 3 terraced units, 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. The premises benefits from three different points of pedestrian access and has 2 up and over commercial doors.

Internally, the premises is due to be refurbished and will be configured to provide three interconnecting warehouse spaces. Each space benefits from three phase power supply.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 8,103 sq ft (753 sq m).

Subject to the interest and further discussion, the building could be split into 3 equal sizes of 2,701 sq ft (251 sq m).

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 £59,700 resulting in a rates liability (2023/2024) of £30,507 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.

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