

TO LET: INDUSTRIAL / BUSINESS UNITS AVAILABLE

Bilston Glen Industrial Estate

LOANHEAD, MIDLOTHIAN, EH20 9HN

UNITS AVAILABLE FROM 196 SQ M (2,114 SQ FT) TO 477 SQ M (5,131 SQ FT)



- > MODERN PREMISES
- > WELL ESTABLISHED BUSINESS LOCATION
- > IMMEDIATE ENTRY AVAILABLE
- > FLEXIBLE LEASE TERMS
- > SECURE YARDAGE

Bilston Glen Industrial Estate

196 SQ M (2,114 SQ FT)
TO 477 SQ M (5,131 SQ FT)
INDUSTRIAL / BUSINESS UNITS
AVAILABLE TO LET

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 neighbouring occupiers including the following: - Ikea, Costco, Asda, Edmundson Electrical, and Travis Perkins.



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Description

The development comprises 32 modern business units of steel frame construction with a composite insulated clad finish. There is vehicular access at the front of every unit together with separate pedestrian access. Additionally the units benefit from ample common yard and car parking facilities.

Each unit is arranged to provide an industrial space with ancillary offices with a general specification to include:

- > Translucent roof panels
- > Fluorescent strip lighting
- > Concrete floors
- > Male and female WC's
- > Ample staff and visitor car parking
- > Three phase power
- > Commercial door
- > Minimum eaves height 5.5 m
- > Kitchen/tea preparation areas
- > Secure yard

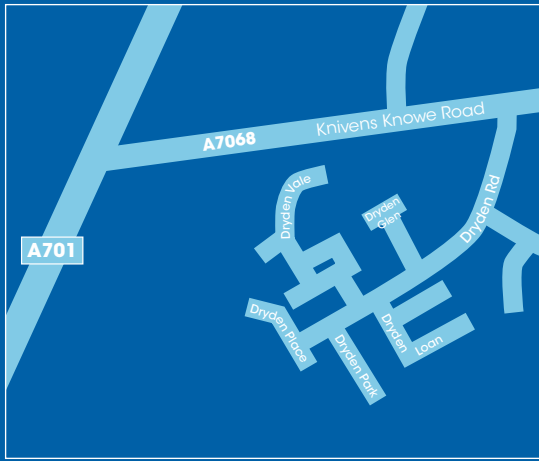
Availability

| | Size |
|----------------------------|---------------------------|
| Unit 1 Dryden Vale | 238 sq m (2,562 sq ft) |
| Unit 4 Dryden Vale | 239 sq m (2,569 sq ft) |
| Unit 6 Dryden Vale | 196.39 sq m (2,114 sq ft) |
| Unit 9 Dryden Vale | 238.6 sq m (2,568 sq ft) |
| Unit 5 Dryden Place | 240 sq m (2,580 sq ft) |
| Dryden Court Yard | 0.9 acres |

The site benefits from planning permissions for the erection of 2 terraced industrial/business units which measure in total 1,393 sq m (15,000 sq ft) and are capable of sub division to a variety of sizes.

More detailed information on the proposed development is available upon request.





Bilston Glen Industrial Estate



Energy Performance Certificate

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

Terms

Each unit is available for immediate occupation 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 available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of any lease.

VAT

All rents are quoted exclusive of VAT.

Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give 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. February 2018.

Viewing & Further Information.

For further information or to arrange a viewing please contact the sole letting agents:

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