TO LET

MODERN WORKSHOP/BUSINESS UNIT

B&S
Burns & Shaw
Property Consultants
0131 315 0029

UNIT 17, 32 DRYDEN ROAD
BILSTON GLEN INDUSTRIAL ESTATE
LOANHEAD, MIDLOTHIAN, EH20 9LZ

93.66 SQ M (1,008 SQ FT)

- Easy Access to the City of Edinburgh Bypass (A720)
- Flexible Lease Terms Available
- 2 Dedicated Car Parking Spaces.
- Qualifies For Small Business Rates Relief.



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Location
The subjects are located within Bilston Glen Industrial Estate, Loanhead approximately 5 miles South of Edinburgh City Centre in close proximity to the City Bypass (A720). Bilston Glen Industrial Estate is close proximity to both Straiton Retail Park and Pentland Industrial Estate.

The subjects are accessed from Dryden Road the principal arterial route through the Estate.

Description
The subjects comprise a single workshop/warehouse unit forming part of a larger terrace of steel portal frame construction with the roof and elevations clad in profile metal cladding. The subjects benefit from an enclosed yard that is shared with the adjoining premises and come with 2 allocated car parking spaces.

Internally the premises provide a mix of office and warehouse space and benefit from a specification including: - WC facilities, tea-prep area, roller access door and fluorescent lighting in offices and warehouse.

Accommodation
The premises provide the following gross internal area: -
93.66 sq m (1,008 sq ft).

Energy Performance Certificate
The Energy Performance Certificate (EPC) for the premises is available on request.

VAT
VAT is applicable to all associated costs at the prevailing rate.

Rent/Lease Terms
The subjects are available to let by way of a new lease for a term to be agreed. For further information on rent and terms please contact the sole agents.

Rateable Value
The Scottish Assessors Association website show the premises having a current rateable value of £8,300.

Entry
Entry will be upon conclusion of formal legal missives.

Viewing and Further Information
To arrange a viewing or for further information please contact: -

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk



The Agents for themselves and for the 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 the 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 the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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