

42 Dryden Rd.

BILSTON GLEN · EH20 9LZ

OFFICE &
WAREHOUSE
OPPORTUNITY
26,679 SQ FT



FOR SALE

42 Dryden Rd.

Executive Summary

- Prime Owner-Occupier or Investor Opportunity
- Modern Office & Warehouse Accommodation
- Total combined accommodation 26,679 sq ft
- Available with Vacant Possession or tenant in part
- Prominent position within Bilston Glen Industrial Estate
- Excellent connectivity to Edinburgh City Bypass (A720), M8 and M9
- Modern specifications throughout
- Secure yard (Warehouse Unit 3) plus generous car parking
- Suitable for a wide range of commercial and industrial uses

42 Dryden Road presents a rare opportunity to acquire a substantial mixed-use property within one of Midlothian's most established commercial locations. Offered with vacant possession (or tenant in part), the subjects comprise modern office space together with three

terraced warehouse units and a secure yard. The accommodation provides an attractive combination of office, storage, distribution or production space for a wide variety of owner occupiers or value add investors.



42 Dryden Rd.

The Offering

The property is comprised of both bright, modern office space and warehouse units. This combination allows a mix of open plan working areas, private meeting rooms, flexible occupation, storage, manufacturing, last mile distribution or hybrid workspace use.



Office Accommodation (18,704 sq ft)

- Suspended ceilings with integrated lighting
- Carpet tile flooring throughout
- Gas central heating and air control system
- Double glazed aluminium framed windows
- Excellent natural light
- Dedicated male and female WCs
- Allocated car parking to the front



Warehouse Units (7,975 sq ft Combined)

- 3 separate terraced open-plan warehouses
- Steel portal frame construction
- High bay LED lighting with supplementary roof lights
- Electric roller shutter doors for vehicular access
- Shared parking plus secure yard to front of Unit 3

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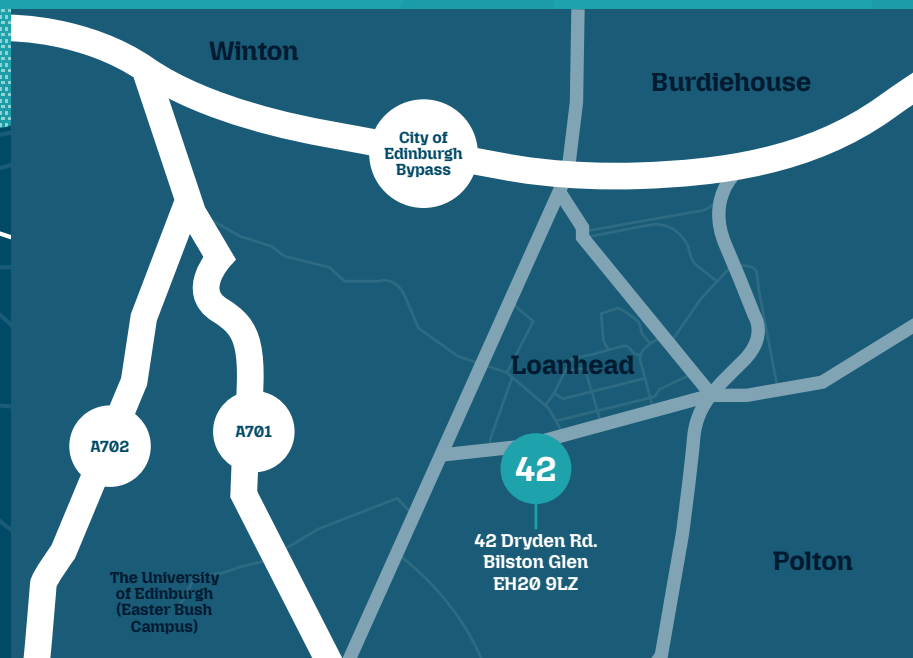
Strategic Position in Midlothian's Leading Industrial Zone

The subjects are located within Bilston Glen Industrial Estate, one of Midlothian's most established commercial hubs. Situated approximately five miles south of Edinburgh, the location provides outstanding access to major road networks including immediate access to the A720 Edinburgh City Bypass and the M8 / M9 motorways — connecting to Glasgow, Stirling and wider Scotland.

The property is also located just over one mile from Straiton Retail Park, home to major national retailers, amenities and food outlets.

Nearby occupiers underline the strength of the location and include: **IKEA, Costco, Edmundson Electrical, Travis Perkins, McQueens Dairies, Paint Shed** and **Stoats**.

This accessibility, amenity provision and established occupier profile make 42 Dryden Road a compelling base for office, industrial and trade-related operations.



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Accommodation

Office

	SQ M	SQ FT
1st Floor Office	868.83	9,352
GF Office	868.83	9,352
Total	1,737.66	18,704

Warehouse

	SQ M	SQ FT
Unit 1	184.41	1,985
Unit 2	184.41	1,985
Unit 3	372.08	4,005
Total	740.9	7,975

Combined Total

2,478.56

26,679



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Tenure

Available with vacant possession (or with tenant in part) offering flexibility for owner occupiers or investors.

Rateable Value

The subjects will require to be reassessed, as they currently form part of a wider entry. Estimates available upon request.

EPC

The property benefits from an Energy Performance Rating of 'D'.

VAT

This property is elected for VAT, it is envisaged the transaction will be treated as a Transfer of a Going Concern.

Anti Money Laundering

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the asset.

Proposal

We are instructed to seek offers in excess of **£1,925,000**, for the benefit of our client's heritable interest (Scottish equivalent to English Freehold) subject to contract and exclusive of VAT.

Viewings & Enquiries

For further information, or to arrange a viewing, please contact the sole agents.



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