TO LET

4,688 - 28,494 SQ.FT
(436 - 2,648 SQ.M)
WAREHOUSE / DISTRIBUTION FACILITY
ON A 1.3 ACRE (0.52 HECTARES) SITE

UNITS 1-4 DRYDEN PARK

BILSTON GLEN INDUSTRIAL ESTATE, LOANHEAD EH20 9HS



- **FULLY REFURBISHED**
- **ESTABLISHED INDUSTRIAL LOCATION**
- **CLOSE PROXIMITY TO EDINBURGH, CENTRAL BELT AND MAJOR ROAD NETWORKS**
- **LARGE 1.3 ACRE SECURE SITE**
- **MULTI-BAY WAREHOUSE FACILITY**
- **POSSIBILITY TO LET IN PART**
- **GOOD QUALITY OFFICES C. 7,000 SQ.FT.**

UNITS 1-4 DRYDEN PARK
BILSTON GLEN INDUSTRIAL ESTATE
LOANHEAD | EH20 9HS

ESTABLISHED AND POPULAR INDUSTRIAL LOCATION

LOCATION

The subject premises are located within Bilston Glen Industrial Estate, Loanhead. The estate lies approximately 7 miles south of Edinburgh 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.

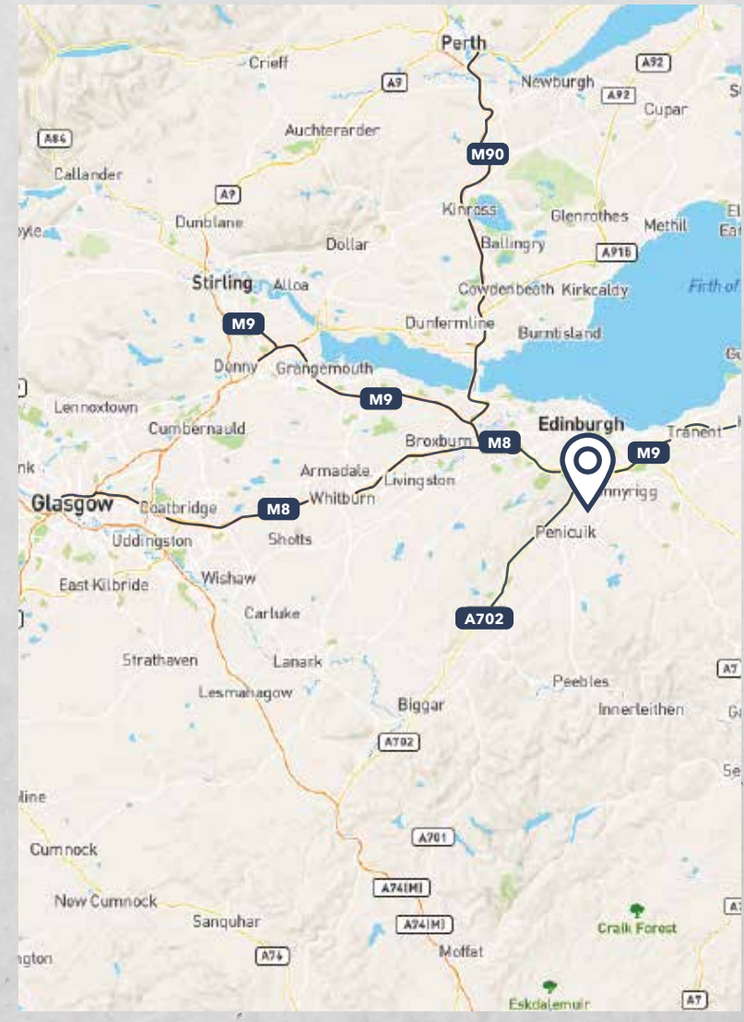
Major retailers within close proximity include Costco, IKEA and Asda all within a 5 minute drive from the Industrial Estate.

REFURBISHMENT

Unit has been fully refurbished.







DESCRIPTION

The subjects comprise of a modern steel portal frame building over a concrete floor with profile cladding externally. The pitched roof comprises of insulated cladding with integrated translucent roof panels, providing abundant natural light. The eaves height range from 5.5m to 7.2m.

Internally the warehouse has been refurbished and is now open plan with no internal supporting columns. The property benefits from 5 up and over motorised roller shutter doors with separate pedestrian access points. The property has all utilities connected including gas and perimeter trunking has been installed across the warehouse walls.

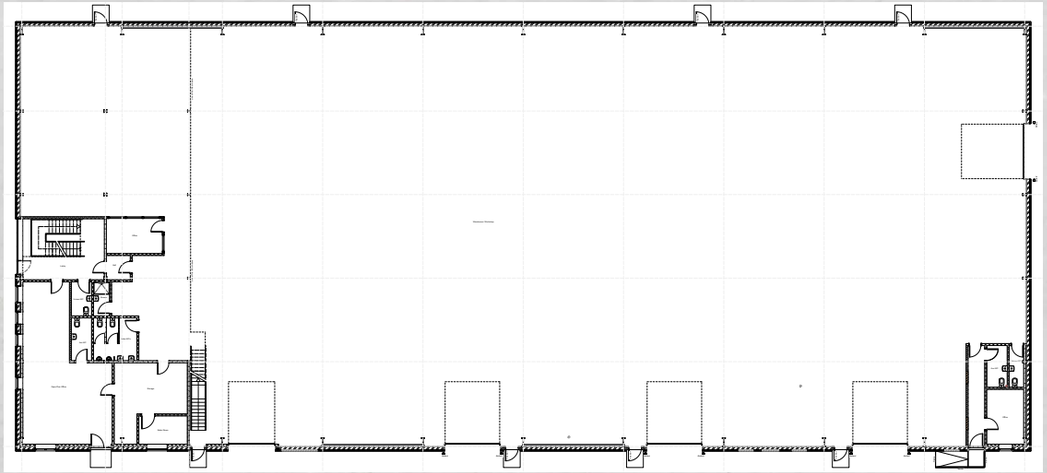
The two storey office to the northern end of the property is accessed form the main car park via glazed double height entrance foyer. Internally the office is a mix of open plan and compartmentalised space with LED lighting, suspended ceilings and perimeter data and power trunking. The office and welfare space can also accessed via an internal stair leading to the mezzanine.

Externally the premises benefits from a large secure yard, with a yard depth of 41.00m, made up of concrete and hard-core laydown area, there is a further secure concrete yard to the south gable end of the property. The subjects are surrounded by galvanised palisade fencing, external lighting and CCTV have been installed.

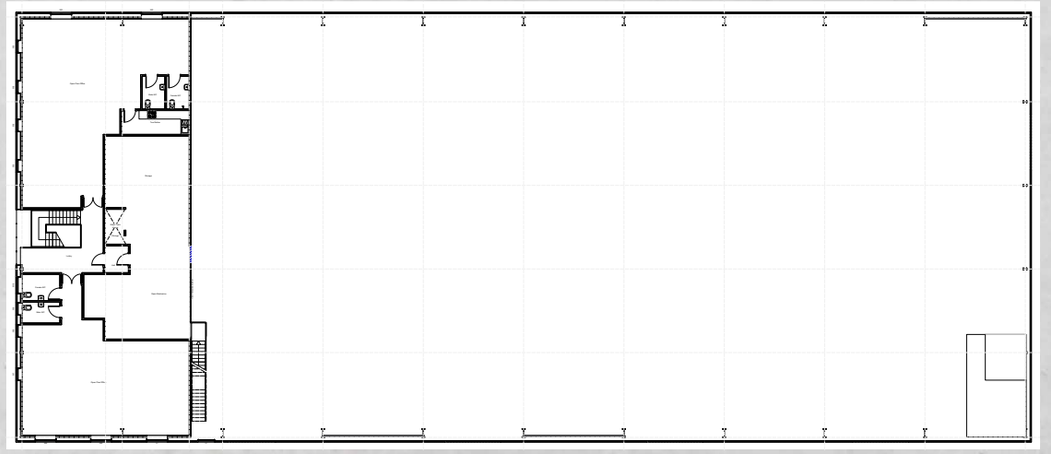
ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring practice 6th Edition and we can confirm a Gross Internal Area (GIA) as follows:

	SQ.M	SQ.FT
WAREHOUSE	2,212	23,806
FF OFFICE AND MEZ 1	436	4,688
TOTALS	**2,648**	**28,494**



GROUND FLOOR ▲



FIRST FLOOR ▲

LEASE TERMS

The unit is available on the basis of a new Full Repairing & Insuring basis (FRI) and is available immediately.

The landlord will consider interest in part or in it's entirety.

Further information on lease terms is available from the joint letting agents.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of A (13).

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a Rateable Value of £178,250.

VAT

All rent and other costs are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

The ingoing tenant will be responsible for any Land and Buildings Transaction Tax, registration dues and VAT thereon.











GET IN TOUCH

Please get in touch with our letting agents for more details.

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