

# TO LET

8 DRYDEN ROAD  
BILSTON GLEN INDUSTRIAL ESTATE  
LOANHEAD, EH20 9LZ

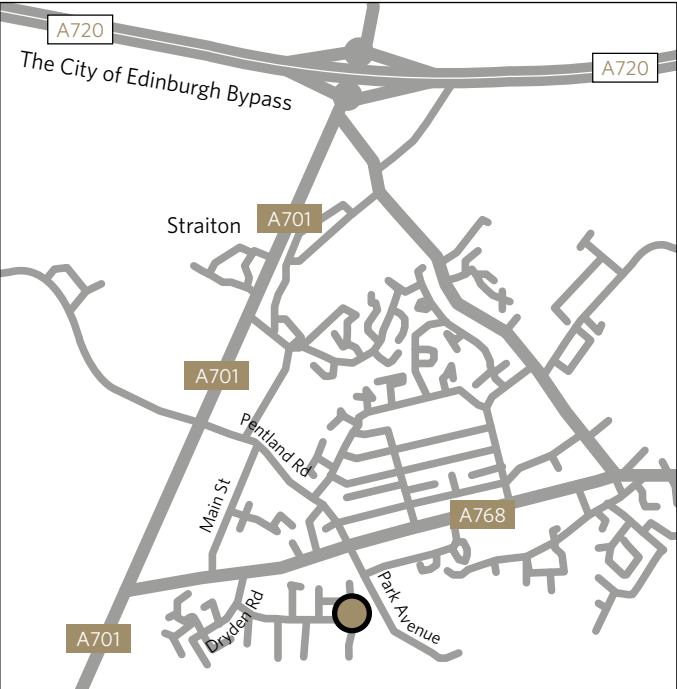


## INDUSTRIAL PREMISES WITH ANCILLARY OFFICES

- WELL ESTABLISHED BUSINESS LOCATION
- INDUSTRIAL WITH ANCILLARY OFFICES
- SIZE: 4,500 TO 8,976 SQFT
- LARGE SECURE YARD

LOCATION

The subject premises are located within Bilston Glen Industrial Estate, Loanhead, Midlothian. The estate itself is located approximately 5 miles south of Edinburgh city centre and less than 1 mile from Edinburgh City Bypass and benefits from excellent transportation links connecting Edinburgh and the surrounding areas via the A1, M8, M9 and A7.



The Agents 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property. June 2018.

Bilston Glen Industrial Estate is now recognised as one of the most well established and principal business locations within the Midlothian area and lies within close proximity to Straiton Retail Park and Pentland Industrial Estate, Loanhead. The estate has generally mixed use to include manufacturing, offices and trade related occupiers including Edmundson Electrical, ASDA, Travis Perkins, Homebase and Yesss Electrical.

DESCRIPTION

The premises comprise a stand alone industrial premises with ancillary offices of steel portal frame construction with insulated profile cladding walls and roof with a concrete floor. Internally the premises has a two storey office and ancillary accommodation block fitted to the northern elevation. The property benefits from pedestrian access direct into the office area and two roller shutter doors giving access to the warehouse. The property is currently occupied in full however it has been designed such that it can be split to provide two smaller units of equal proportions. The premises are predominantly of open plan industrial warehouse accommodation and benefit from a minimum eaves height of 5.3 metres rising to 7.6 metres, gas radiator heaters, WC and kitchen facilities. The office provision comprises 5 cellular offices, on both the ground and first floors with a mixture of carpet and tiled flooring, painted walls benefitting from natural daylight via double glazed window fitments and supplemented by integrated fluorescent light fitments. In addition there is a kitchen and WC facilities. Externally there is a large concreted secure yard with perimeter fencing.

ACCOMMODATION

The premises have been measured on a Gross Internal basis to be as follows:

Area	Sqm	Sqft
Warehouse	765	8,237
Offices	68	739
Total	833	8,976

Lying on a secure site area of 0.36 acres or thereby. The premises can be let as a single unit or split to provide two identical units.

EPC

The premises have an EPC rating of C. More detailed information or a copy of this certificate is available upon request.

RATING ASSESSMENT

The premises have a current Rateable Value of £39,400 per annum.

TERMS

More detailed information on the rental is available upon request.

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