

INDUSTRIAL SPACE

- > NEWLY CONSTRUCTED INDUSTRIAL SPACE
- > ROLLER SHUTTER DOOR ACCESS 4.0M(W) X 3.9M(H)
- > BENEFITS FROM YARD SPACE/PARKING FOR UP TO 12 VEHICLES
- > TOTAL BUILDING EXTENDS TO 5,361 SQFT (INDIVIDUAL UNITS EXTEND TO 1,787 SQFT)
- > PREFERENCE TO LET AS WHOLE BUT ABILITY TO SPLIT INTO 3 UNITS
- > EAVES HEIGHT OF 5.62M WITH MAX PITCH OF 6.80M
- > ABILITY FOR TENANT TO INSTALL MEZZANINE



TO LET

27A-C DRYDEN ROAD, BILSTON GLEN, LOANHEAD, EH20 9LZ

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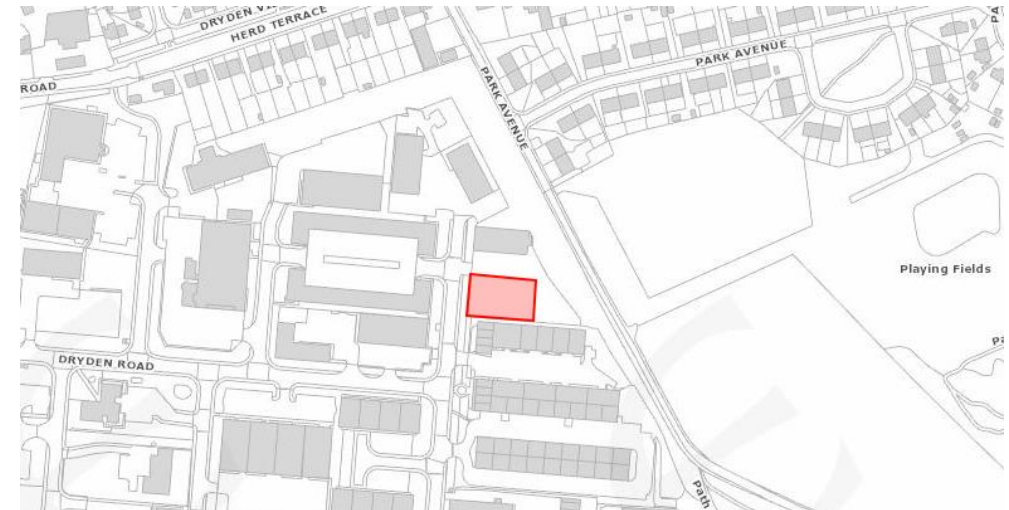


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LOCATION

The subject premises is located within Bilston Glen Industrial Estate which is situated close to Loanhead, Midlothian. Loanhead is a small commuter town situated within Midlothian and is located between Lasswade to the east and Hillend to the west and in close proximity to Straiton Shopping complex which includes Ikea, Sainsburys and Costco to name a few. Bilston Glen is a popular industrial location given its proximity to the City Bypass as well as only being 7 miles from Edinburgh City Centre. Its proximity to the City Bypass allows for great accessibility to the M8 motorway to Glasgow, M90 to Fife and A1 to East Lothian and North East England.

The premises is specifically located on Dryden Road on the easterly side of Bilston Glen Estate. The unit is accessed via the entrance off Niven's Knowe Road and is approximately 500m easterly down Dryden Road. The unit benefits from free on street parking and is accessed via a shared gate with the neighbouring industrial unit. Nearby occupiers include Stoats Porridge, MacSween's Haggis, Stewart Brewing, Watsons & Lyall and Golf Clubs For Cash.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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DESCRIPTION

The subjects comprise of a purpose built steel framed industrial unit. The property has recently been completed in August 2020 and benefits from x3 roller shutter doors to the front elevation. Internally, the property is an open plan concrete slab floor with a small office and WC facility. The tenant will also have the ability to install windows as well as mezzanines if desired. The property is accessed via a shared gate with the neighbouring industrial property and benefits from parking for up to 12 vehicles in the secure gated yard.

ACCOMMODATION	SqM	SqFt
Ground Floor	498	5,361
TOTAL	498	5,361

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

EPC

Released on application..

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

RATEABLE VALUE

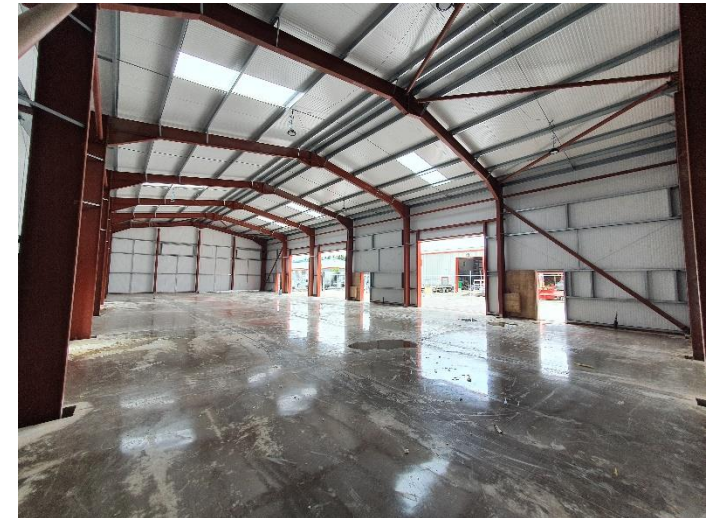
The subjects are entered are currently not entered into the valuation roll as they are not complete but are estimated to be £50,000.

RENTAL

The subjects are offered on a new lease, at an initial rent from £7.50 per sqft. The landlord has the ability to split the unit subject to rental increases.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



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