## TO LET

## MODERN BUSINESS PREMISES



# UNITS10-12, 32 DRYDEN ROAD BILSTON GLEN INDUSTRIAL ESTATE, LOANHEAD

- 235.67 SQ M (2,537 SQ FT)
- Easy Access to the City of Edinburgh Bypass (A720).
- Flexible lease terms available.



**SAT NAV:** EH20 9LZ

### MODERN BUSINESS PREMISES

## **UNITS10-12, 32 DRYDEN ROAD**

#### **LOCATION**

The subjects are located within Bilston Glen Industrial Estate, Loanhead approximately 5 miles South of Edinburgh City Centre.

The estate benefits from excellent transportation links with the Edinburgh City Bypass which is accessed to the North via Straiton Park junction. The A720 in turn connects onto the A1, M8 & M9 motorways.

#### **DESCRIPTION**

The premises comprise an end of terrace business unit of steel portal frame construction with the roof and elevations glad in profile metal sheeting with block-work dividing it from the adjoining unit. The premises are currently fitted out to provide a mixture of warehouse and cellular office space and benefit from a specification including: -

- Power & Telecommunications via perimeter trunking in offices.
- Suspended ceiling incorporating integrated fluorescent lighting in offices.
- Gas fired central heating.
- Roller shutter door.
- 4 dedicated car parking spaces.
- Tea-Prep & WC facilities

#### **ACCOMMODATION**

The premises provide the following gross internal area 235.67 sq m (2,537 sq ft).

#### **RATES**

The Scottish Assessors Association Portal shows the Unit entered in the Valuation Roll as follows: -

Description	Office
Rateable Value	£20,100

#### **LEASE TERMS**

The premises are available to let on flexible terms by way of a new lease. For further information on lease terms and quoting rent, please contact the sole letting agents.

#### **EPC**

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

#### **DATE OF ENTRY**

The date of entry will be on conclusion of legal missives.

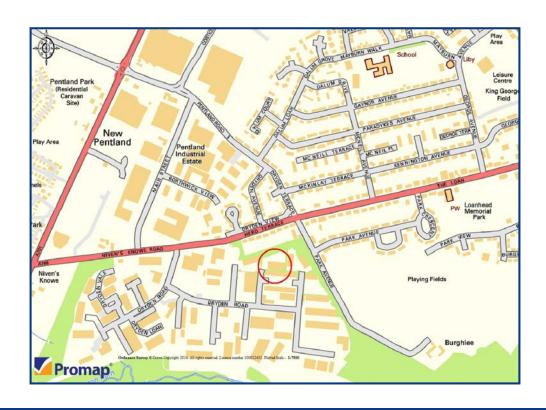
#### **VIEWING AND FURTHER INFORMATION**

To arrange a viewing or for further information please contact either:-



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

Adam Shaw: D/L: 0131 315 0382 E-mail:adam@burnsandshaw.co.uk



Ihe agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) I he particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute, nor constitute, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 joint agents has any authority to make or give any representation or warranty whatever in relation to the property. (ii) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publicance. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.