

TO LET

MODERN BUSINESS PREMISES



UNITS 10-12, 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.

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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 clad 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



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