

# TO LET

INDUSTRIAL/WORKSHOP UNITS  
FROM 1,000 SQ FT



## IMEX BUSINESS CENTRE

- > Modern workshop premises
- > Flexible lease terms
- > Immediate entry available
- > Well established business location

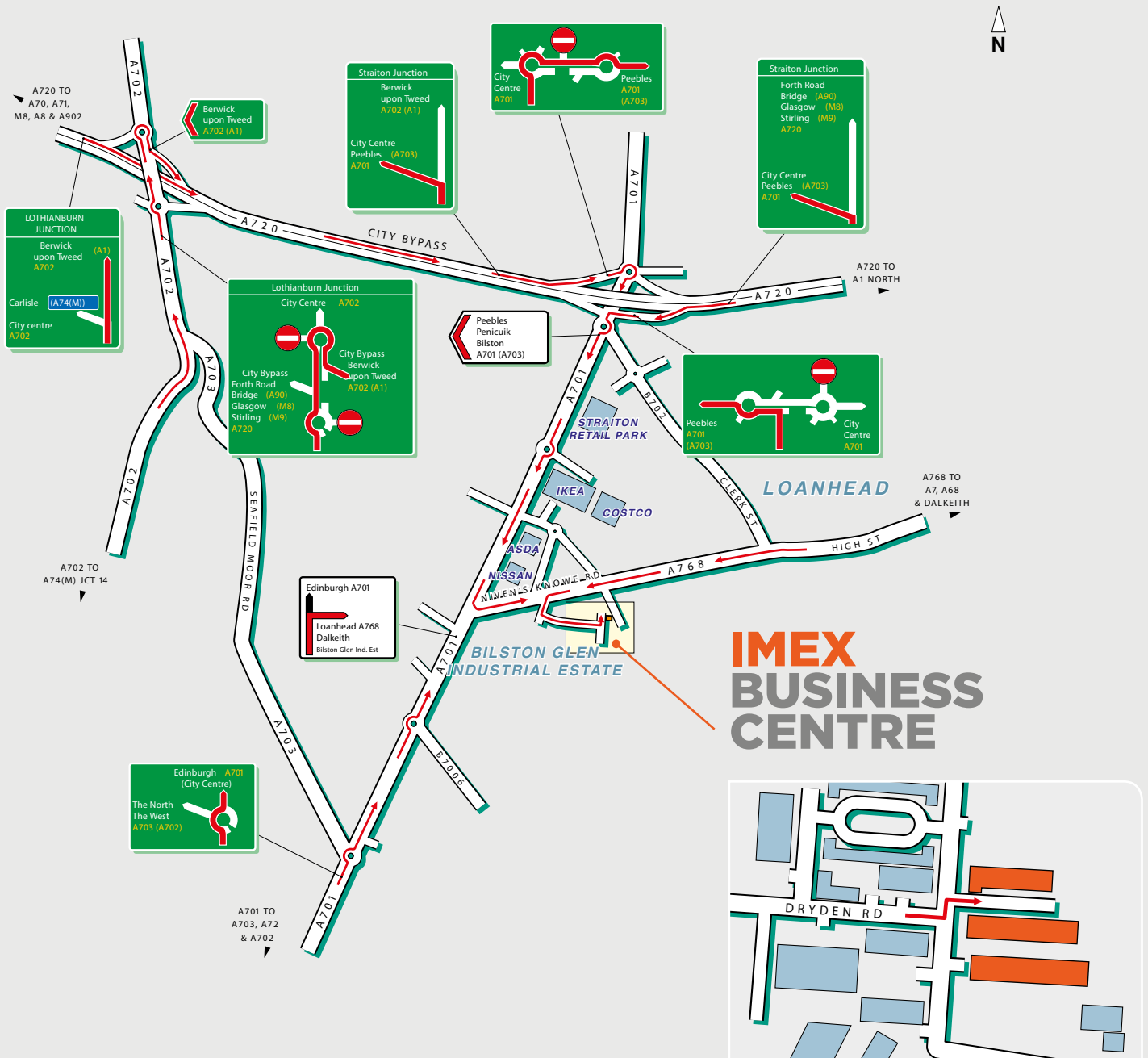
BILSTON GLEN INDUSTRIAL ESTATE  
LOANHEAD  
MIDLOTHIAN  
EH20 9LZ



[www.bilstonglenindustrialestate.co.uk](http://www.bilstonglenindustrialestate.co.uk)

## Location

Bilston Glen Industrial Estate is located in Loanhead within the County of Midlothian and is approximately 5 miles south of Edinburgh city centre and 1.5 miles from Edinburgh City Bypass (A720) which in turn provides easy access to the M8, M9 and A1 road networks. The development itself is located within a well established business location and lies within close proximity to Straiton Retail Park and Pentland Industrial Estate. Neighbouring occupiers within the vicinity include Ikea, Costco, ASDA, M&S, Edmunson Electrical, Homebase and Travis Perkins.



Units 41-43



Unit 39



Units 56-61

## Description

The development comprises a modern business centre spread over 3 terraces. There are a total of 35 Industrial units and 8 office suites.

The industrial developments are constructed with steel portal frame profile clad sheeting walls and roof with a concrete floor and brick walls to dado level. Lighting is provided by way of fluorescent strip fitments supplemented by a high level of natural daylight via integrated translucent roof panels. Internally, the areas are predominantly of open plan workshop/warehouse areas with ancillary WCs and kitchen facilities. Access to the property is via a commercial electric up and over door with separate pedestrian access also being provided. The properties further benefit from a three phase power supply and there is gas available on the majority of the units. Each unit benefits from use of the common service yard and car parking area for customers and staff parking. Units 39 through to Units 49 benefit from a gated and secure yard area.

## Specification

- > Concrete floor
- > Steel portal frame
- > Vehicle access
- > Fluorescent strip fitments
- > Translucent roof panels
- > WC facilities
- > Common yard and car parking facilities
- > 3 phase power

## Availability Table

UNIT	Rent (£ per annum)	Area (sq ft)	Area (sq m)	EPC Rating	Status
42	12,000	1,587	147	B	Available April 2018
46	15,100	2,082	143	B	Available May 2018





## Terms

Each unit is available for immediate occupation on a full repairing and insuring basis for a term to be agreed.

## Service Charge

There is a small service charge for the common maintenance of the estate. Further details available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for costs associated with the registration of any lease.

## VAT

All rents are quoted exclusive of VAT.

## Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority.

From the 1st April 2017 tenants are eligible for 100% relief on their rates bill, provided that their cumulative rateable value for tenant's non domestic properties is below the threshold of £10,000 subject to terms and conditions. Further information on the rates payable are available on request.

## Energy Performance Certificate

Further information on the Energy Performance rating of each premises or a copy of the certificate is available upon request.

## Viewing

Strictly by appointment through sole letting agents.

## Viewing & Further Information

For further information or to arrange a viewing please contact the sole letting agents:

**Ryden.co.uk**  
**0131 225 6612**

Cameron Whyte  
Email: [cameron.whytre@ryden.co.uk](mailto:cameron.whytre@ryden.co.uk)  
DD: 0131 473 3230

Alan Herriot  
Email: [alan.herriot@ryden.co.uk](mailto:alan.herriot@ryden.co.uk)  
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