

**TO LET**  
**INDUSTRIAL**

**Ryden**

- MODERN STAND  
ALONE INDUSTRIAL  
PREMISES

- OFFICES AT FIRST  
FLOOR LEVEL

- SITUATED WITHIN THE  
WELL ESTABLISHED  
BILSTON INDUSTRIAL  
ESTATE

- CLOSE PROXIMITY  
EDINBURGH AND THE  
CITY BYPASS



**28 DRYDEN ROAD, BILSTON  
GLEN INDUSTRIAL ESTATE,  
LOANHEAD, EH20 9LZ**

**GET IN TOUCH**

**CONTACT: CAMERON WHYTE / ALAN HERRIOT**

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Viewing is strictly by appointment with the joint selling agents

**EDINBURGH**  
7 Exchange Crescent  
EH3 8AN  
0131 225 6612



**ryden.co.uk**

**7,696**

**SQUARE FEET**

**715**

**SQUARE METRES**







# 28 DRYDEN ROAD, BILSTON GLEN INDUSTRIAL ESTATE, LOANHEAD, EH20 9LZ

## LOCATION

The premises are situated within the Midlothian country of Loanhead, approximately 5 miles south of Edinburgh city centre. The location offers convenient access to the Edinburgh City Bypass (A720) which leads directly to the arterial M8, M9 and A1 road networks.

Bilston Glen Industrial Estate is a long established and popular business location situated in the west side of Loanhead and lies within close proximity to Straiton Retail Park and Pentland Industrial Estate. The property itself is situated on the east side of the estate accessed from Dryden Road, the main estate road.

Neighbouring occupiers within the vicinity include Ikea, Costco, ASDA, M&S, Edmunson Electrical, Macsween, Stewart Brewing and Stoats.

## DESCRIPTION

The premises comprise a modern stand-alone industrial building which benefits from first floor offices and dedicated car parking.

The building is of steel frame construction with insulated steel clad walls and roof. The industrial element offers a minimum eaves height of 6.2m rising to 7m and benefits from a sectional shutter door, translucent roof panels, sodium lighting, three phase electrical supply and WC facilities.

The first floor provides a mixture of open plan and cellular office accommodation benefitting from natural daylight via double glazed windows, electric heating, Cat 5E Data Cabling, kitchen and additional WC facilities.

## ACCOMMODATION

The property provides the following gross internal accommodation:

| FLOOR        | SIZE (SQ M) | SIZE (SQ FT) |
|--------------|-------------|--------------|
| FIRST FLOOR  | 205         | 2,207        |
| GROUND FLOOR | 510         | 5,489        |
| TOTAL        | 715         | 7,696        |

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## REFURBISHMENT

The property is shortly due to undergo an extensive refurbishment. Further details are available on request.

## BUSINESS RATES

We are advised by the Scottish Assessor's Association that the property has a Rateable Value of £51,900. This results in rates payable (2020/21) of approximately £26,000 per annum.

## TERMS

The premises are available on a new Full Repairing & Insuring lease for a rent and period to be agreed. Further information on lease terms are available from the sole letting agent.

## VAT

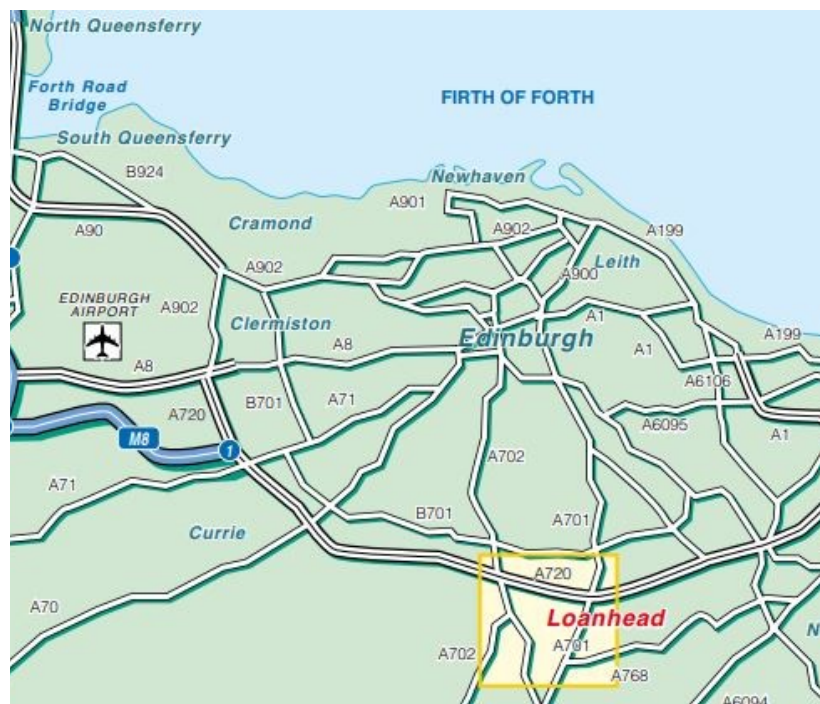
All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner the ingoing tenant will be responsible for any LBTT and registration dues.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.



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