

TO LET

15,245 - 30,490 SQ.FT (1,416 - 2,833 SQ.M)
WAREHOUSE / DISTRIBUTION FACILITY ON
A 1.3 ACRE (0.52 HECTARES) SITE

UNITS 1-4 DRYDEN PARK

BILSTON GLEN INDUSTRIAL
ESTATE LOANHEAD EH20 9HS



ESTABLISHED INDUSTRIAL LOCATION | CLOSE PROXIMITY TO
EDINBURGH, CENTRAL BELT AND MAJOR ROAD NETWORKS

MULTI-BAY WAREHOUSE FACILITY

DUE FOR FULL REFURBISHMENT - COMPLETION BY Q4 2025

POSSIBILITY TO SUB DIVIDE



ESTABLISHED AND POPULAR INDUSTRIAL LOCATION

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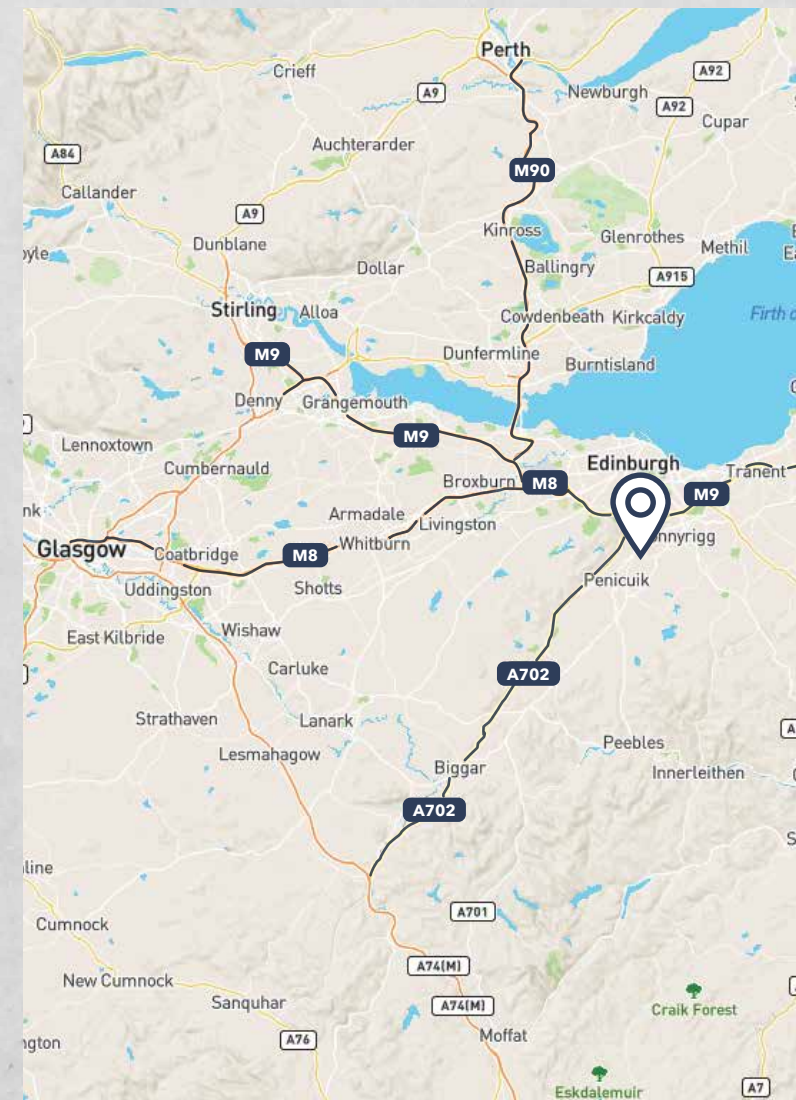
LOCATION

The subject premises are located within Bilston Glen Industrial Estate, Loanhead. The estate lies approximately 7 miles south of Edinburgh and benefits from excellent transportation links, with the Edinburgh City Bypass located less than 1 mile to the north which in turn connects to the A1, M8 and M9 motorways.

Bilston Glen Industrial Estate is a long established and popular business location situated in the west end of Loanhead and lies within close proximity to Straiton Retail Park and Pentland Industrial Estate.

The estate is of general business and light industrial use, with notable nearby occupiers including the following: Stoats, Paint Shed, Edmundson Electrical, Eagle Plant Hire, Stewart Brewing and McQueens Dairies.

Major retailers within close proximity include Costco, Ikea and Asda all within a 5 minute drive from the Industrial Estate.





DESCRIPTION

The subjects comprise of a modern steel portal frame building over a concrete floor with profile cladding externally. The pitched roof comprises of insulated cladding with integrated translucent roof panels, providing abundant natural light. The eaves height range from 5.5m to 7.2m

Internally the warehouse is split in to 4 separate bays, the northern bay houses the main office and mezzanine and each further bay has a small office and mezzanine section to the western gable end. Each bay comprises of an up an over motorised roller shutter door and separate pedestrian access points. Internally each bay benefits from all utilities including gas and perimeter trunking has been installed across the warehouse walls.

The two storey office to the northern end of the property is accessed from the main car park via glazed double height entrance foyer. Internally the office is a mix of open plan and compartmentalised space with LED lighting, suspended ceilings and perimeter data and power trunking.

Externally the premises benefits from a large secure yard, with a yard depth of 41.00m, made up of concrete and hard-core laydown area, there is a further secure concrete yard to the south gable end of the property. The subjects are surrounded by galvanised palisade fencing, external lighting and CCTV have been installed.



REFURBISHMENT

The Property is due to undergo significant refurbishment that is due for completion towards the end of Q4 2025.

ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring practice 6th Edition and we can confirm a Gross Internal Area (GIA) as follows:

	SQ.M	SQ.FT
WAREHOUSE	2,212	23,806
FF OFFICE AND MEZ 1	436	4,688
WH OFFICE MEZ 2	50	542
WH OFFICE MEZ 3	50	535
WH OFFICE MEZ 4	85	919
TOTALS	2,833	30,490

LEASE TERMS

The unit is available on the basis of a new Full Repairing & Insuring basis (FRI) and will be available on a vacant possession basis from the end of Q4 2025.

The landlord will consider interest in part or in it's entirety.

Further information on lease terms is available from the joint letting agents.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of A (13).

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a Rateable Value of £178,250.

VAT

All rent and other costs are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

The ingoing tenant will be responsible for any Land and Buildings Transaction Tax, registration dues and VAT thereon.



Image is representation of refurbished space.



GET IN TOUCH

Please get in touch with our letting agents for more details.

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