

TO LET - INDUSTRIAL/LOGISTICS / TRADE COUNTER

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# UNIT 39, IMEX BUSINESS CENTRE

Imex Business Centre, Loanhead, Edinburgh, EH20 9LZ



## Key Highlights

- Established industrial estate
- Refurbished condition
- Three phase power
- Ample parking
- CCTV throughout the estate
- Electric roller shutter door

## Summary

<b>Available Size</b>	2,897 sq ft
<b>Rateable Value</b>	£21,300
<b>Service Charge</b>	Information available upon request
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	A

## Description

The Imex Business Centre is a secure, gated site with CCTV throughout. The development comprises a range of different sized industrial/business units of steel portal frame construction overlaid with profile metal sheeting. There is a shared yard area and generous car parking. The property is a terraced unit with a mono-pitched insulated clad roof incorporating integrated translucent roof panels for natural light. Vehicle access is provided via an up and over door with separate pedestrian door. The unit has dedicated WC facilities and three phase power supply.

## Location

Bilston Glen Industrial Estate is an established business location situated to the west of Loanhead and within close proximity to both Pentland Industrial Estate, Straiton Retail Park, IKEA and Costco. The estate comprises a mix of business and light industrial occupiers, with notable occupiers including McQueens Dairies, Stoats, Paint Shed, Edmundson Electrical, Eagle Plant Hire and Stewart Brewing. Unit 28 is located within Bilston Glen Industrial Estate approximately 7 miles south of Central Edinburgh. The location has excellent road links, with the A720/Edinburgh City Bypass less than 1 mile to the north which provides direct access to the A1, M8 and M9 motorways.

## Terms

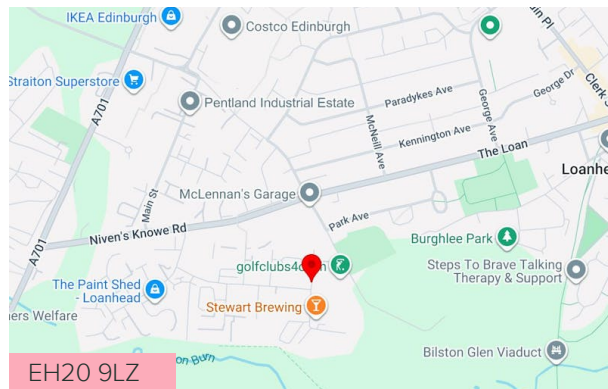
The property is available on a new Full Repairing and Insuring lease. Commercial Heads of Terms are available upon request.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

All figures are quoted exclusive of VAT.



## Viewing & Further Information



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