

TO LET - INDUSTRIAL/LOGISTICS / TRADE COUNTER

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# IMEX BUSINESS CENTRE

Loanhead, Edinburgh, EH20 9LZ



## Key Highlights

- High quality modern units
- Secure estate
- CCTV throughout the estate
- Available now
- Shared yard area and ample car parking
- Trade Counter potential

## Summary

<b>Available Size</b>	1,065 to 2,897 sq ft
<b>Business Rates</b>	Information available upon request.
<b>Service Charge</b>	Information available upon request.
<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.

## Location

Imex Business Centre 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.

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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 20	1,065	98.94	Available
Unit - Unit 24	1,075	99.87	Available
Unit - Unit 39	2,897	269.14	Available
Unit - Unit 49	2,023	187.94	Available
<b>Total</b>	<b>7,060</b>	<b>655.89</b>	

## Viewings

Please contact the listed agent to arrange a viewing.

## Terms

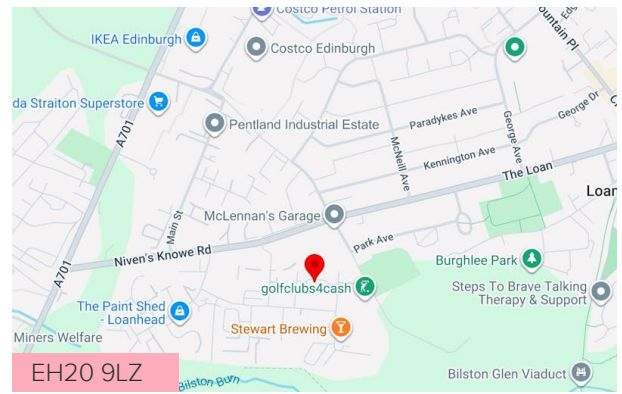
The units are available on new Full Repairing and Insuring leases. Commercial terms available upon request.

## Legal Costs

Each party will responsible for their own legal costs.

## VAT

All figures are quoted exclusive of VAT.



## Viewing & Further Information



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