

TO LET
INDUSTRIAL / WORKSHOP

 **GRAHAM
SIBBALD**



**Unit 6 Dryden Loan, Bilston Glen,
Loanhead, EH20 9HR**

- Flexible Lease Terms
- Modern Mechanical Workshop / Warehouse
- Large Secure Yard with Drainage
- Hardstanding Parking
- Extends to 764 sqm (8,223 sqft)
- Generous Eaves Height

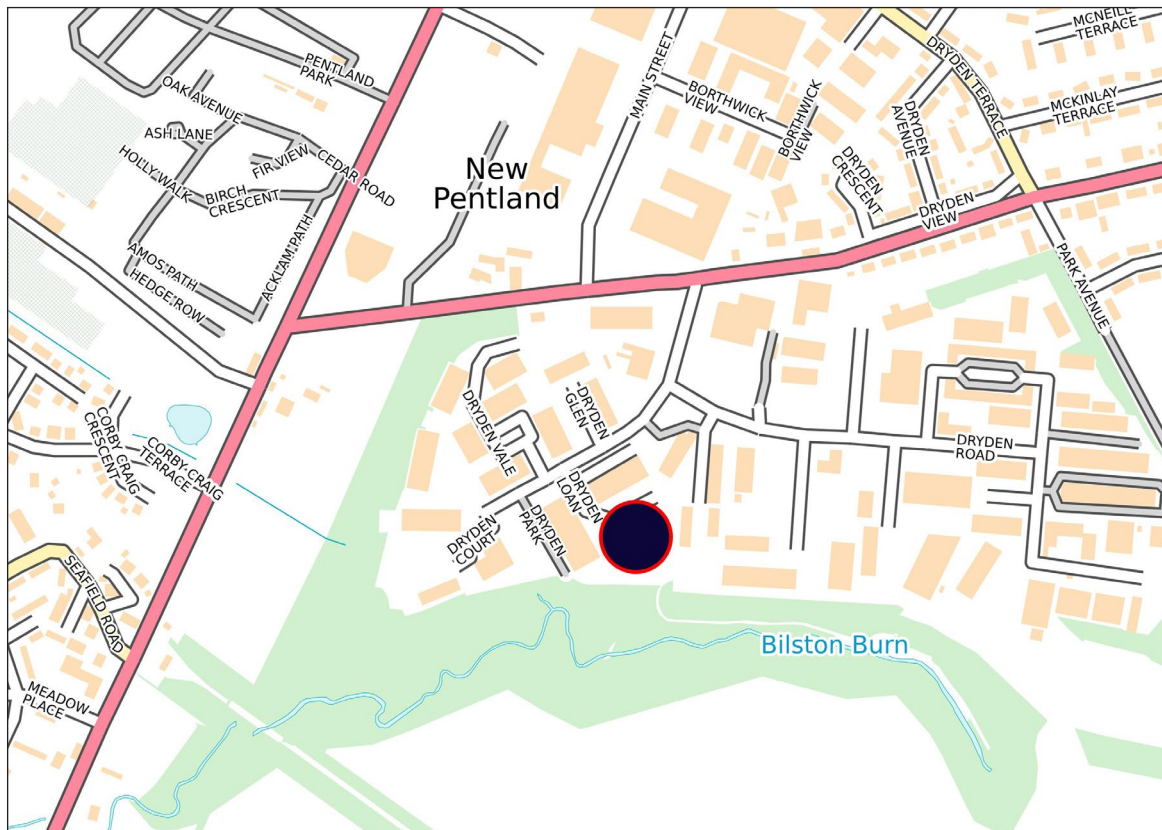
LOCATION

Bilston Glen is Midlothian's premier Industrial estate which is strategically located just 500m from the A701 and approximately 1.5 miles from The Straiton junction of The City of Edinburgh Bypass. The estate is easily accessible and is well placed to service a much larger regional catchment to include, Edinburgh and The Lothians, The Scottish Borders and The Central Belt.

Pentland industrial estate and Straiton Retail Park are located immediately to the north with occupiers to include IKEA, Costco, Sainsbury, Nike, Boots & M&S.

Dryden Loan is situated to the southern (top) part of the estate and forms part of a private estate comprising 4 units. Nearby occupiers include Paintshed, Vapotherm, FSW Edinburgh and Flanagans Flooring.

The exact location is highlighted on the location map below.



DESCRIPTION

The subjects comprise a modern end of terrace steel portal frame industrial unit together with secure yard / external storage space to the side and rear. Currently used as mechanical repair centre with reception, ancillary offices and staff amenity space. Directly above the office space is mezzanine storage.

To the front there is extensive parking. Accessed via a metal palisade fence and double gates is the side yard and wash bay inclusive of mains drainage. To the rear is a large hard standing yard which is currently used for parking vehicles.

The property further benefits from a generous eaves height of 6m rising to 7.2m

ACCOMMODATION

We have measured the property in accordance with the code of measuring practice and have calculated the subjects extend to a Gross Internal Area of 764 sqm / 8,223 sqft or thereby. The Mezzanine offers an additional 95.2 sqm (1025 sqft).

RATEABLE VALUE

According to The Scottish Assessors website, the current rateable value is £54,700 with annual rates payable of £27,420 per annum excluding water and sewerage.

LEASE TERMS

Available by way of a sub-let or assignation.
Short term storage requirements will be considered.

RENT

£100,000 per annum.

SERVICE CHARGE

There is a service charge towards the upkeep of the estates common parts. Further information can be provided on request.

VAT

May be charged at the prevailing rate.

EPC

B

FURTHER INFORMATION

Strictly via the sole letting Agents Messrs Graham + Sibbald.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.