

## TO LET:

INDUSTRIAL / WAREHOUSE PREMISES  
WITH SECURE YARD

# Unit 6 Dryden Loan Bilston Glen Industrial Estate

LOANHEAD, MIDLOTHIAN, EH20 9LZ

SIZE: 740 SQ M (7,971 SQ FT)

### AVAILABLE Q3 2026

- Close Proximity to Edinburgh City Bypass
- Well Established Industrial Estate
- Open-plan Warehouse / Industrial Premises
- Large Secure Yard with Drainage
- Generous Eaves Height of 6.02m rising to 7.32m
- Suitable for a variety of uses



# Unit 6 Dryden Loan

## 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, 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

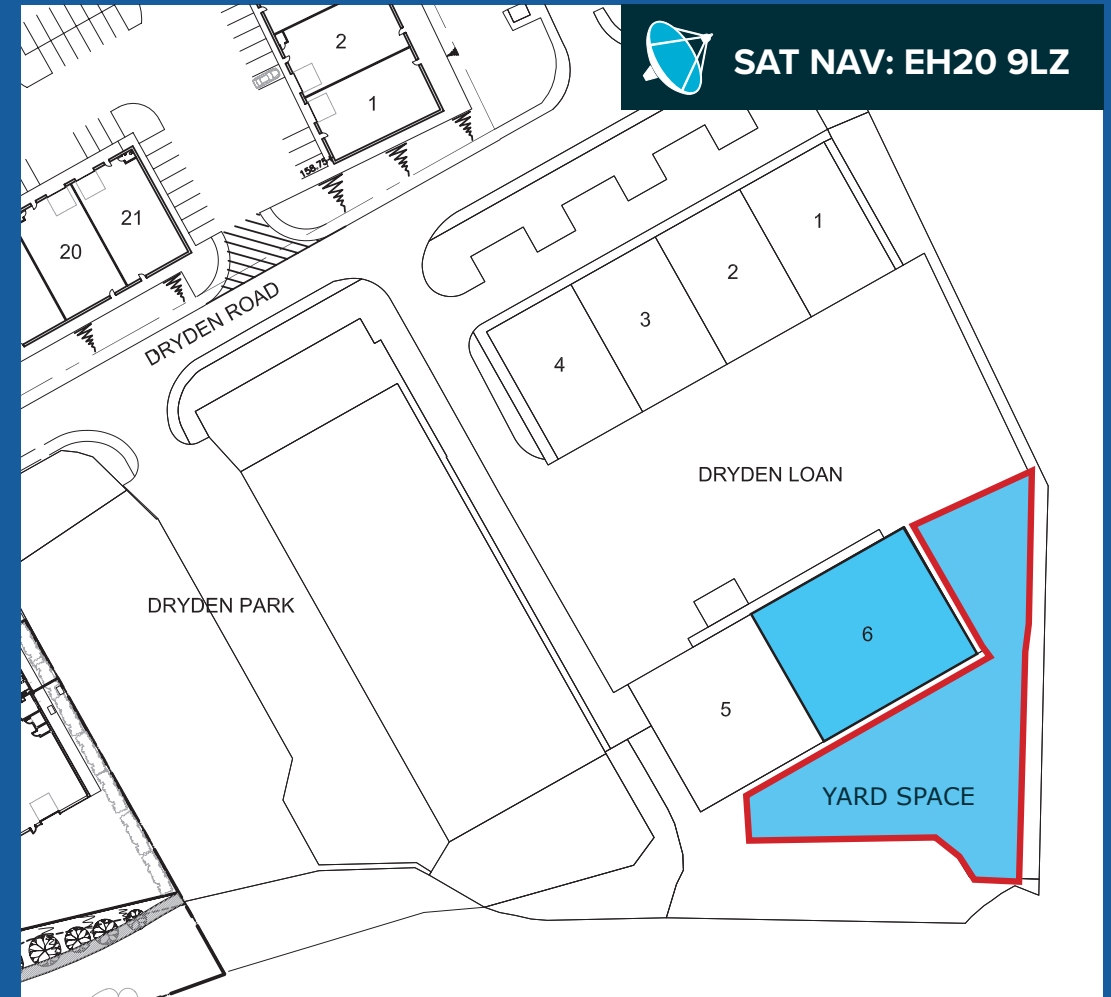
The subject property is a modern semi-detached industrial unit with a large dedicated yard area which wraps round the side and rear of the premises.

The unit is of steel portal frame construction over a concrete floor with insulated profile cladding. The pitched roof comprises of insulated cladding with integrated translucent roof panels that provide natural light. Vehicle access is offered at the Eastern gable end of the property via roller shutter door with separate pedestrian access.

The unit also benefits from ample parking provisions and generous communal areas. The demised yard is secured with palisade fencing and is a mix of concrete and type 1.

Internally, the unit offers an open plan layout with an office. The unit also benefits from the following:

- WC Facilities
- 3 Phase Power (100A)
- Min eaves height of 6.02m rising to 7.32m
- LED lighting
- Gas heating
- Kitchen prep



## AVAILABILITY

UNIT	SIZE	RATEABLE VALUE
Unit 6 Dryden Loan	740 sq m (7,971 sq ft)	£54,700

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## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate are available upon request.

## TERMS

The unit is available on an internal repairing and insuring basis for a term to be agreed.

## SERVICE CHARGE

There is a service charge for the common maintenance of the estate. Further details are available on request.

## VAT

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

## BUSINESS RATES

All information on Business Rates can be found at <https://www.saa.gov.uk/>

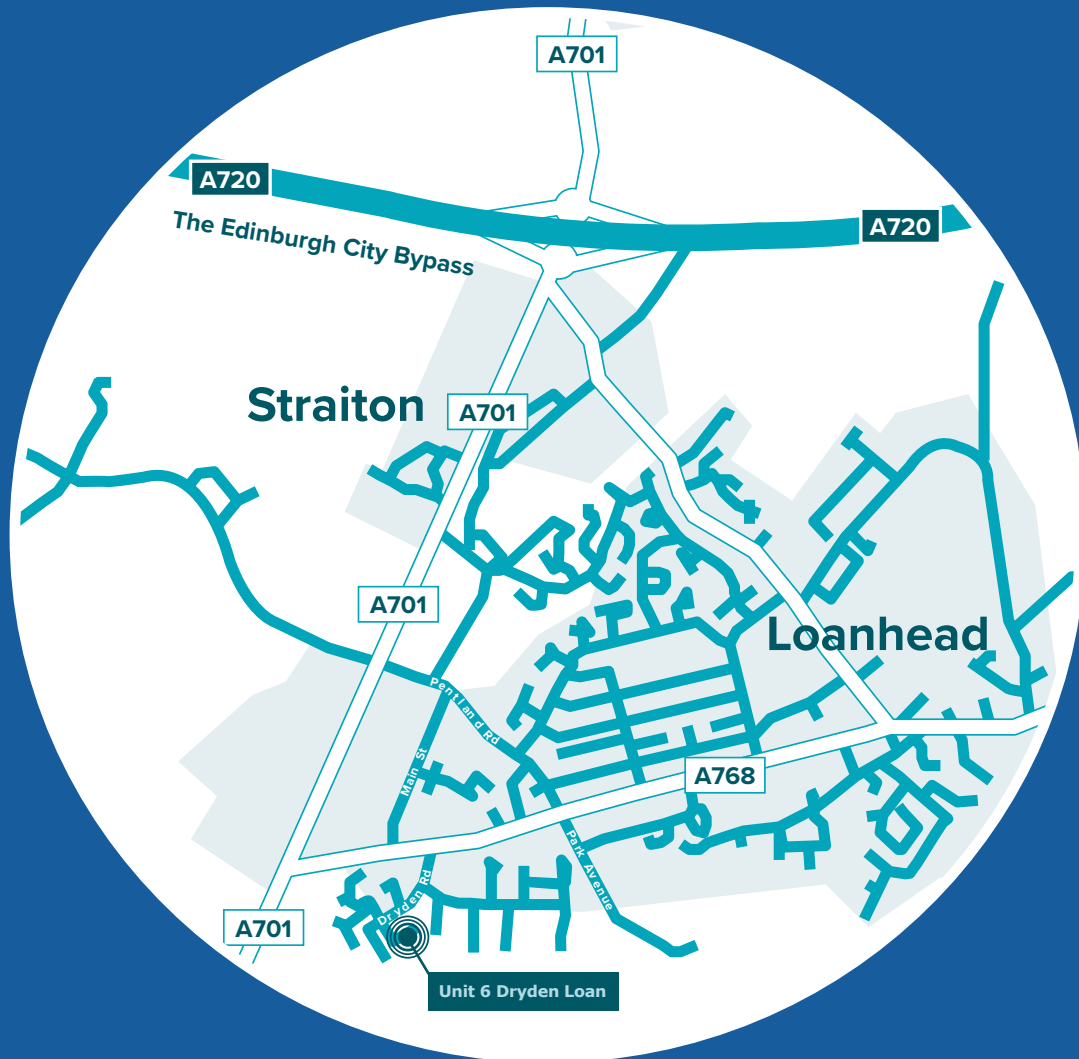
We recommend that any interested party make their own enquiries with the local assessors regarding any rates relief.

We are advised by the local Assessor the property currently has a Rateable Value of £54,700 which results in rates payable (2025/26) of approximately £27,000 per annum.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

**ALAN HERRIOT**

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E: alan.herriot@ryden.co.uk

**LEO MASSON**

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. March 2026.

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