

To Let

MODERN WORKSHOPS/BUSINESS UNITS

UNITS 6-9, 32 DRYDEN ROAD
BILSTON GLEN INDUSTRIAL ESTATE
LOANHEAD, MIDLOTHIAN, EH20 9LZ



FROM 92.94 SQ M (1,000 SQ FT)
TO 371.74 SQ M (4,000 SQ FT)

- Easy Access to the City of Edinburgh Bypass (A720)
- Flexible Lease Terms Available
- 8 Dedicated Car Parking Spaces.



MODERN WORKSHOPS/BUSINESS UNITS UNITS 6-9, 32 DRYDEN ROAD, BILSTON GLEN INDUSTRIAL ESTATE, LOANHEAD, MIDLOTHIAN, EH20 9LZ

Location

The subjects are located within Bilston Glen Industrial Estate, Loanhead approximately 5 miles South of Edinburgh City Centre in close proximity to the City Bypass (A720). Bilston Glen Industrial Estate is close proximity to both Straiton Retail Park and Pentland Industrial Estate.

The subjects are accessed from Dryden Road the principal arterial route through the Estate.

Description

The subjects comprise four adjoining workshops/warehouse units forming part of a larger terrace and are of steel portal frame construction with the roof and elevations clad in profile metal cladding. The subjects benefit from an enclosed yard that is shared with the adjoining premises and come with 8 allocated car parking spaces.

Currently a single unit the premises can be divided to create individual units in multiples of 1,000 sq ft with each unit benefiting from a specification including, roller shutter door, pedestrian door and WC facilities.

Further information on specification and timescales for completion can be obtained from the sole letting agents.

Accommodation

The premises provide accommodation from 92.94 sq m (1,000 sq ft) to 371.74 sq m (4,000 sq ft).

Energy Performance Certificate

The Energy Performance Certificate (EPC) for the premises is available on request.

VAT

VAT is applicable to all associated costs at the prevailing rate.

Rent/Lease Terms

The units are available to let as a whole or individually by way of a new lease for a term to be agreed. For further information on rent and terms please contact the sole agents.

Rateable Value

The units will require to be assessed on occupation.

Entry

Entry will be upon conclusion of formal legal missives.

Viewing and Further Information

To arrange a viewing or for further information please contact: -

Niall Burns: D/L: 0131 315 0029

E-mail: niall@burnsandshaw.co.uk



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the 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 the Agents has any authority to make or give any representations or warranty whatever in relation to this property.