



Dryden Road, Bilston Glen Industrial Estate,
Midlothian EH20 9LZ

- ▶ 2,380 - 7,140 sq ft
- ▶ Close to Straiton Junction of the A720 Edinburgh City Bypass
- ▶ Generous communal yard and parking
- ▶ Positioned in prominent location
- ▶ 3 x units available together or separately

To Let



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THE SITE

- ▶ Bilston Park is situated within the heart of Bilston Glen Industrial Estate. It occupies a prominent site, on the south side of Dryden Road; the main circulation road servicing the estate.
- ▶ The nearby town of Loanhead provides high street local convenience retailing, whilst Straiton Retail Park offers a wide range of retail and leisure amenities.

LOCATION

- ▶ Bilston Glen Industrial Estate is one of the most established industrial locations in the Edinburgh area. It is strategically located approximately 5 miles to the south of Edinburgh City Centre and 2 miles south of the Straiton Junction of the A720 Edinburgh City Bypass. The A720 links the A1 to the east with Edinburgh Airport, the Queensferry Crossing and M8 motorway to the west.
- ▶ Bilston Glen Industrial Estate forms part of a wider commercial location including Pentland Industrial Estate, Straiton Retail Park, IKEA, Costco, ASDA, Sainsbury's and a number of car dealerships. The strategic position of the estate means it has successfully attracted a range of manufacturing, distribution and trade counter occupiers including Travis Perkins, Speedy and Edmundson Electrical.

DESCRIPTION

Bilston Park is a modern, multi-let industrial estate, constructed over 2 phases and comprising 3 separate terraces and providing up to 12 individual units. Each terrace has been configured with flexibility in mind; thus allowing single occupancy or subdivision into smaller units.

The accommodation has been designed to meet the needs of modern industrial occupiers and the attractive specification includes:

- ▶ Walls constructed of a combination of brick and blockwork and profiled metal cladding
- ▶ Profiled metal sheet roof incorporating approximately 10% translucent light panels
- ▶ Power floated concrete floors
- ▶ Minimum 6m eaves height to underside of haunch
- ▶ Electrically operated insulated sectional 'up and over' doors providing vehicular access
- ▶ 3 phase power supply and connectivity to mains gas, water and drainage
- ▶ Generous communal yard and parking

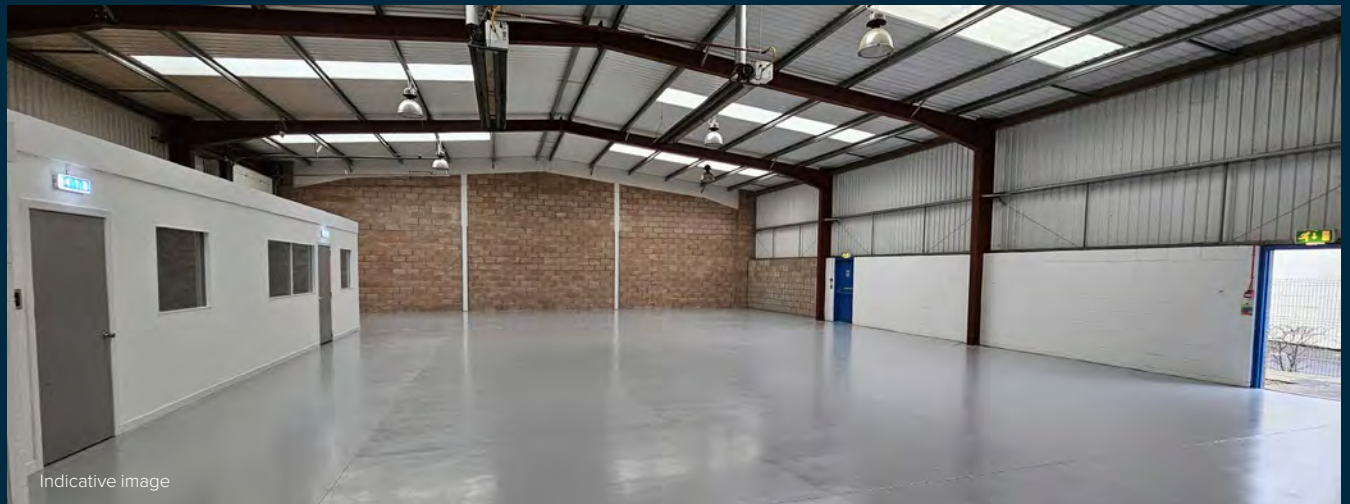


Accommodation

The following is available, with the Gross Internal Area calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

Units	Total
3	2,380 sq ft (221 sq m)
4	2,380 sq ft (221 sq m)
5	2,380 sq ft (221 sq m)
Total	7,140 sq ft (663 sq m)

Units available together or separately



Indicative image

TRAVEL DISTANCES

Dryden Road, Bilston Glen Industrial Estate, Midlothian EH20 9LZ

Road

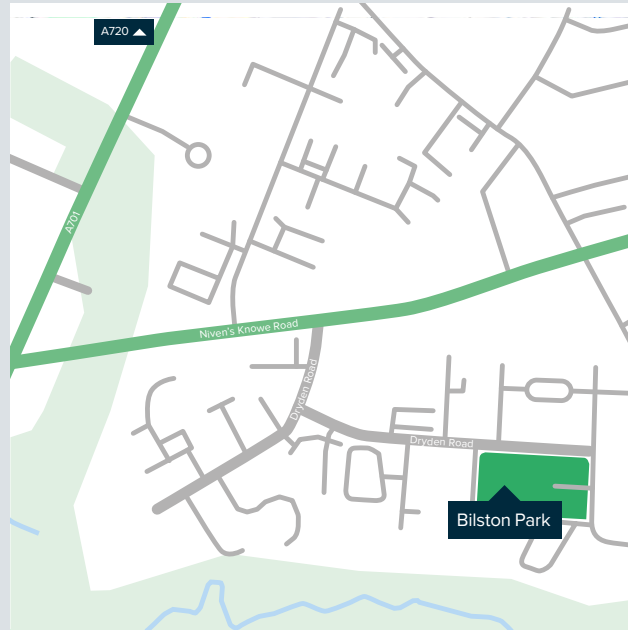
Edinburgh	6.3 miles
J1-M8	8 miles
Livingston	19 miles
Stirling	43 miles
Hamilton	43 miles
Glasgow	48 miles

Rail

Eskbank Station	4.7 miles
To Edinburgh	26 mins
To Glasgow	60 mins

Airport

Edinburgh	11.5 miles
Glasgow	57 miles



More information available through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. December 2025.