

# Ryden

## TO LET

30,490 SQ.FT (2,833 SQ.M)  
WAREHOUSE / DISTRIBUTION  
FACILITY ON A 1.3 ACRE (0.52  
HECTARES) SITE



**UNITS 1-4 DRYDEN  
PARK  
BILSTON GLEN  
INDUSTRIAL  
ESTATE  
LOANHEAD  
EH20 9HS**

**ESTABLISHED INDUSTRIAL  
LOCATION**

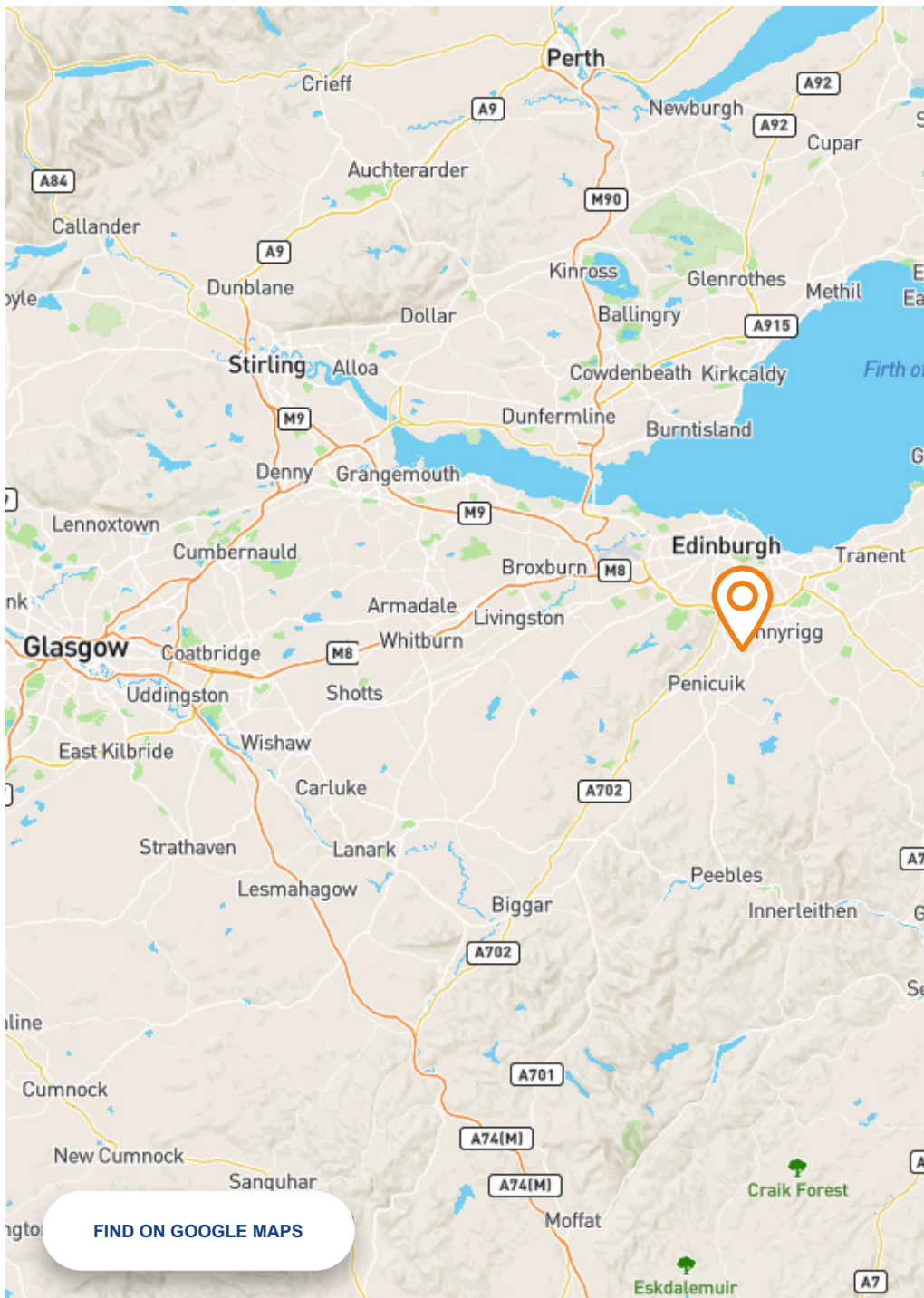
**CLOSE PROXIMITY TO  
EDINBURGH, CENTRAL  
BELT AND MAJOR  
ROAD NETWORKS**

**LARGE 1.3 ACRE SECURE SITE**

**MULTI-BAY WAREHOUSE  
FACILITY**

**DUE FOR FULL  
REFURBISHMENT -  
COMPLETION BY Q3 2025**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



# ESTABLISHED AND POPULAR INDUSTRIAL LOCATION



## 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, Eagle Plant Hire, 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 subjects comprise of a modern steel portal frame building over a concrete floor with profile cladding externally. The pitched roof comprises of insulated cladding with integrated translucent roof panels, providing abundant natural light.

Internally the warehouse is split in to 4 separate bays, the northern bay houses the main office and mezzanine and each further bay has a small office and mezzanine section to the western gable end. Each bay comprises a motorised roller shutter door and separate pedestrian access points. Internally each bay benefits from all utilities including gas and perimeter trunking has been installed across the warehouse walls.

The two storey office to the northern end of the property is accessed from the main car park via glazed double height entrance foyer. Internally the office is a mix of open plan and compartmentalised space with LED lighting, suspended ceilings and perimeter data and power trunking.

Externally the premises benefits from a large secure yard, made up of concrete and hard-core laydown area, there is a further secure concrete yard to the south gable end of the property. The subjects are surrounded by galvanised palisade fencing, external lighting and CCTV have been installed.

## REFURBISHMENT

The Property is due to undergo significant refurbishment that is due for completion towards the end of Q3 2025.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring practice 6th Edition and we can confirm a Gross Internal Area (GIA) as follows:

	SQ.M	SQ.FT
<b>WAREHOUSE</b>	2,212	23,806
<b>FF OFFICE AND MEZ 1</b>	436	4,688
<b>WH OFFICE MEZ 2</b>	50	542
<b>WH OFFICE MEZ 3</b>	50	535
<b>WH OFFICE MEZ 4</b>	85	919
<b>TOTALS</b>	<b>2,833</b>	<b>30,490</b>

On a site of 1.3 acres (0.52 hectares), showcasing a site coverage of 53.8%.



## LEASE TERMS

The units are available on the basis of a new Full Repairing & Insuring basis (FRI) and will be available on a vacant possession basis from the end of Q3 2025.

The landlord will consider interest in part or in it's entirety.

Further information on lease terms is available from the sole letting agents.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of A (13).

## RATEABLE VALUE

The property is currently entered in the Valuation Roll with a Rateable Value of £178,250.

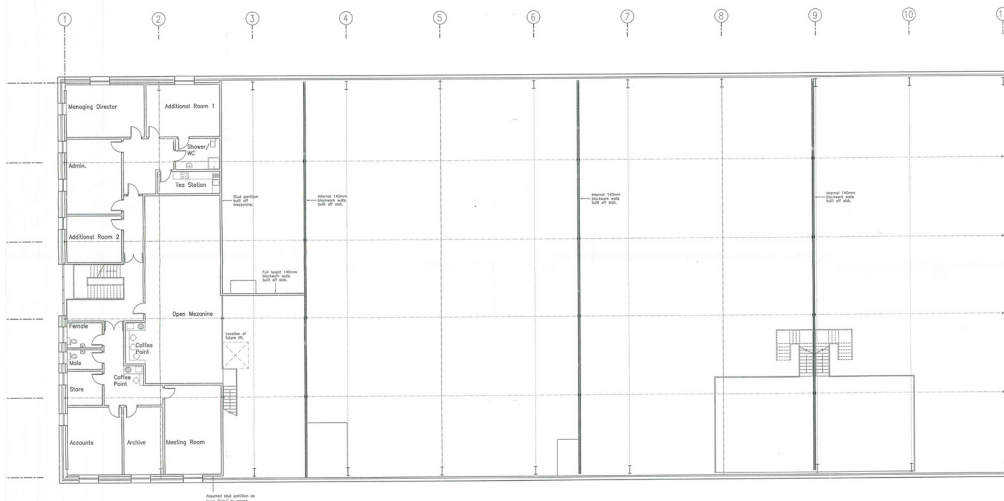
## VAT

All rent and other costs are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

The incoming tenant will be responsible for any Land and Buildings Transaction Tax, registration dues and VAT thereon.





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INDUSTRIAL ESTATE  
LOANHEAD  
EH20 9HS**

**TO LET  
WAREHOUSE /  
DISTRIBUTION  
FACILITY**

# GET IN TOUCH

Please get in touch with our letting agents for more details.

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# Ryden

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 what ever in relation to this property. **June 2025**

