

TO LET

MODERN WORKSHOP/BUSINESS UNIT

UNITS 18&19, 32 DRYDEN ROAD
BILSTON GLEN INDUSTRIAL ESTATE
LOANHEAD, MIDLOTHIAN, EH20 9LZ



190.06 SQ M (2,045 SQ FT)

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



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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 in 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 a double workshop/warehouse unit 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 4 allocated car parking spaces.

Internally the premises provide a mix of office and warehouse space and benefit from a specification including:- WC facilities, roller access door and fluorescent lighting in offices and warehouse.

Accommodation

The premises provide the following gross internal area: - 190.06 sq m (2,045 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 subjects are available to let 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 Scottish Assessors Association website show the premises having a current rateable value of £13,900 and proposed rateable value of £15,900.

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



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