

To Let

Office/Business Units

PROMINENT BUSINESS CENTRE

Bilston Enterprise Centre
1 Dryden Road, Loanhead EH20 9LZ

- Suitable for a variety of uses
- Offices from 550 sq ft
- Prominent position at the entrance to Bilston Industrial Estate
- Well established business location
- 100% Rates Relief available
- All inclusive rent

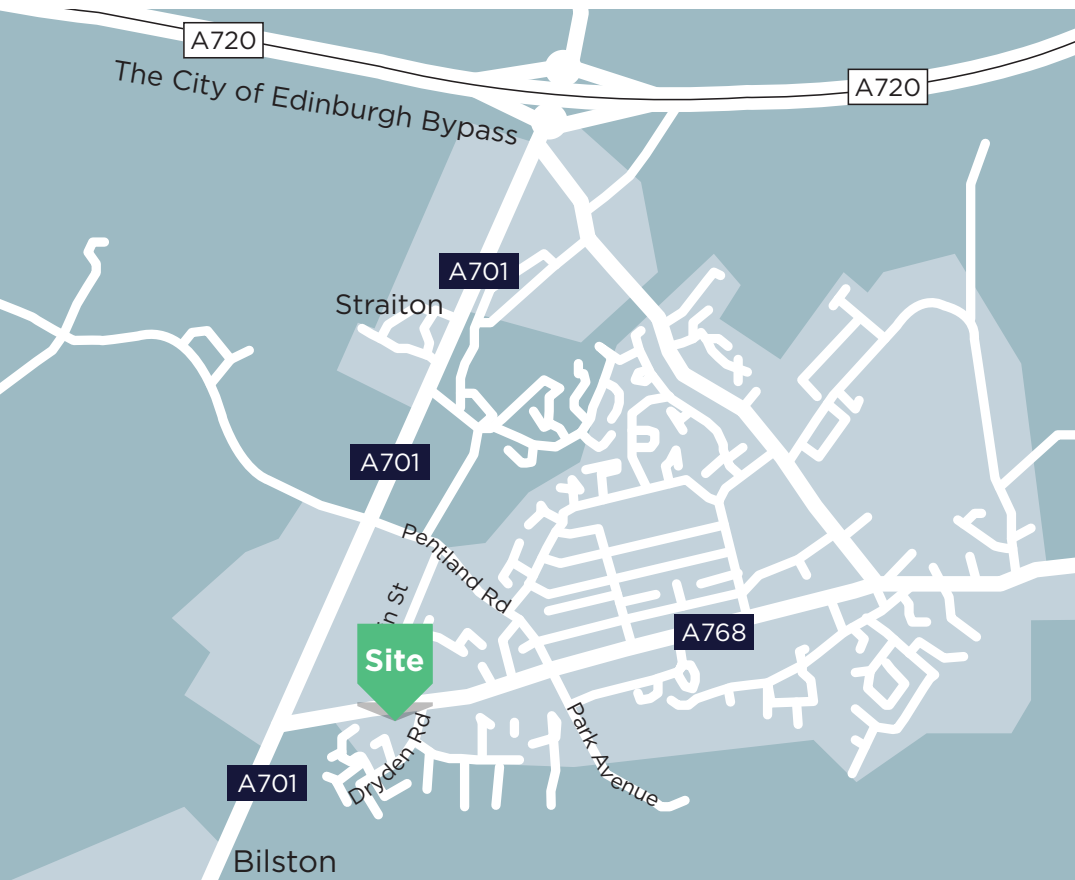


LOCATION

Bilston Enterprise Centre is located within the Midlothian county of Loanhead and is approximately 5 miles south of Edinburgh city centre. The location offers convenient access to the Edinburgh City Bypass (A720) which leads directly to the arterial M8, M9 and A1 road networks.

The development is located within the well-established Bilston Glen Industrial Estate which lies within close proximity to Straiton Retail Park and Pentland Industrial Estate. More specifically Bilston Enterprise Centre benefits from a prominent location at the entrance to the estate overlooking the main road.

Neighbouring occupiers within the vicinity include Ikea, Costco, ASDA, M&S, Edmunson Electrical, Homebase and Travis Perkins.



DESCRIPTION

The premises comprise a stand alone building which operates as a mixed use business centre. On one side of the property, small office/ business suites are provided with the other side consisting of industrial units. The property is of steel portal frame construction with external profile cladding and brickwork at a lower level.

The offices consist of the following specification:

- Floor to ceiling, double glazed windows
- Suspended ceiling
- Comms entry system direct to each unit
- Communal kitchen area
- Common male and female WC facilities
- Ample parking



CAR PARKING

The business centre benefits from a communal car park.

AVAILABILITY TABLE

UNIT	SQ M	SQ FT	RENT (PER ANNUM)	AVAILABLE
Unit 4	93	1,000	£12,500	End of Q4 2025/26
Unit 15	51	550	£6,050	Now
Unit 18	51	550	£6,050	End of Q4 2025/26

SMALL BUSINESS RATES RELIEF

Each unit at Bilston Enterprise Centre potentially qualifies from 100% relief from business rates payable under the current Small Business Rates Relief Scheme, subject to occupier's circumstances.



INDICATIVE INTERNAL PHOTO

TERMS

The quoting rent is reflective of an all inclusive figure that incorporates a maintenance rent. Further information on lease terms are available from the sole letting agent.

VAT

All rents are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



INDICATIVE INTERNAL PHOTO



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FURTHER INFORMATION AND VIEWING

Please contact the sole letting agents:

Ryden LLP

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