

Bilston Glen Industrial Estate

LOANHEAD, MIDLOTHIAN, EH20 9HN

INDUSTRIAL UNITS FROM
325 SQ M – 443 SQ M
(3,493 SQ FT – 4,771 SQ FT)

- Close Proximity to the Edinburgh City Bypass
- Well Established Business Estate
- Open-Plan Warehouse/Industrial Premises
- Generous Communal Areas
- Recently Refurbished

AVAILABLE NOW

PLAY VIDEO

TO LET:
WAREHOUSE /
INDUSTRIAL PREMISES



Bilston Glen Industrial Estate

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.

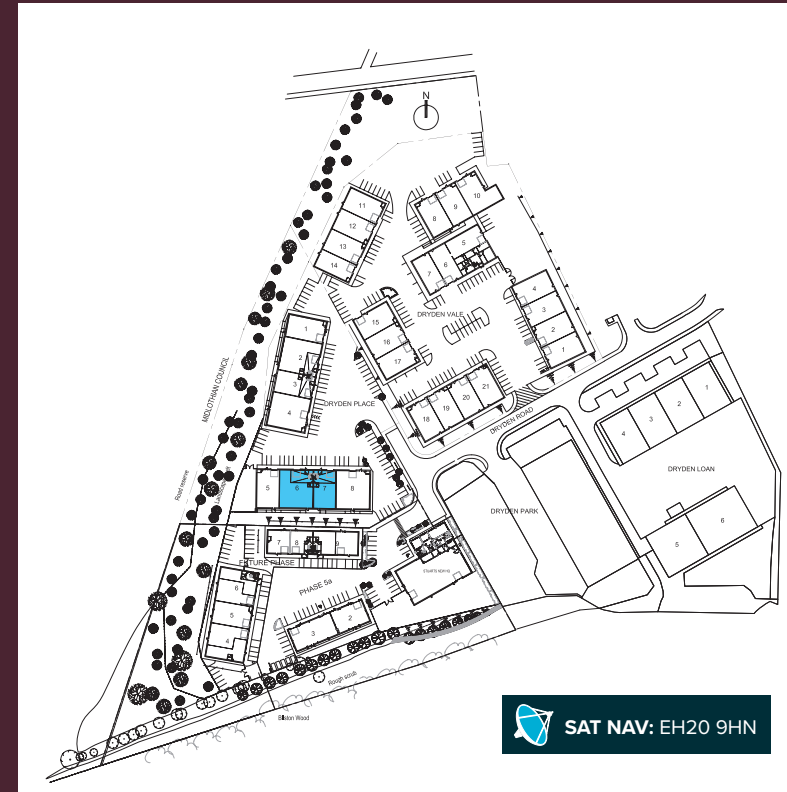
The estate is of general business and light industrial use, with notable nearby occupiers including the following: Stoats, Paint Shed, Edmundson Electrical, Eagle Plant Hire, Stewart Brewing and McQueens Dairies.

Major retailers within close proximity include Costco, Ikea and Asda all within a 5-minute drive from the Industrial Estate.

DESCRIPTION

The development comprises 37 modern industrial / business units of steel portal frame construction over a concrete floor with profile cladding externally. The pitched roof comprises of insulated cladding with integrated translucent roof panels that provide natural light. Vehicle access is offered at the front of all units via up and over commercial doors with separate pedestrian access. The units all benefit from generous communal yard space with ample parking provisions.

Internally, the units predominantly offer open plan floor layouts with some premises benefitting from offices at mezzanine level. Each premises have WC facilities and three phase power supply.



SAT NAV: EH20 9HN



AVAILABILITY

UNIT	SIZE	RATEABLE VALUE
6 Dryden Place	443 sq m (4,771 sq ft)	£35,400
7 Dryden Place	324 sq m (3,493 sq ft)	£21,700

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DRYDEN LOAN



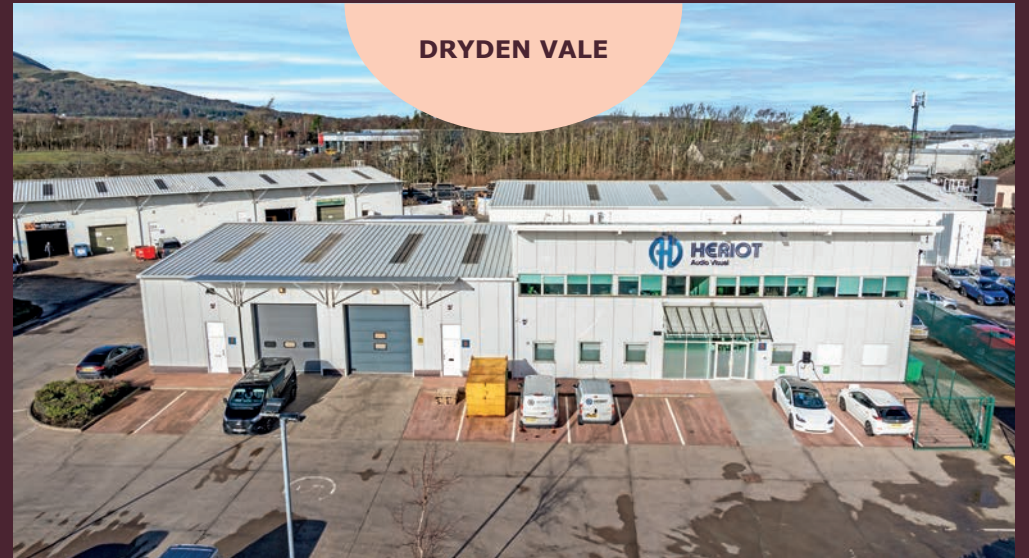
DRYDEN COURT



DRYDEN PLACE



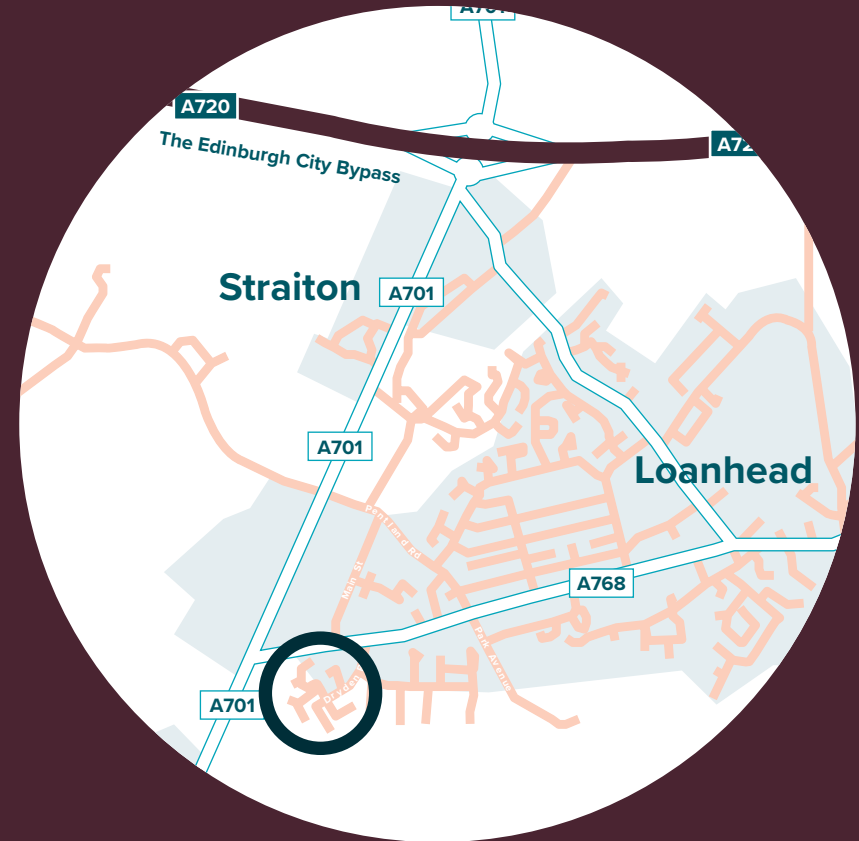
DRYDEN VALE



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ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificates are available upon request.

TERMS

Each unit is available on a full repairing and insuring basis for a term to be agreed.

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details are available on request.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

BUSINESS RATES

All information on Business Rates can be found at <https://www.saa.gov.uk/>

We recommend that any interested party make their own enquiries with the local assessors regarding any rates relief.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

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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 whatever in relation to this property. October 2025.

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