

To Let.



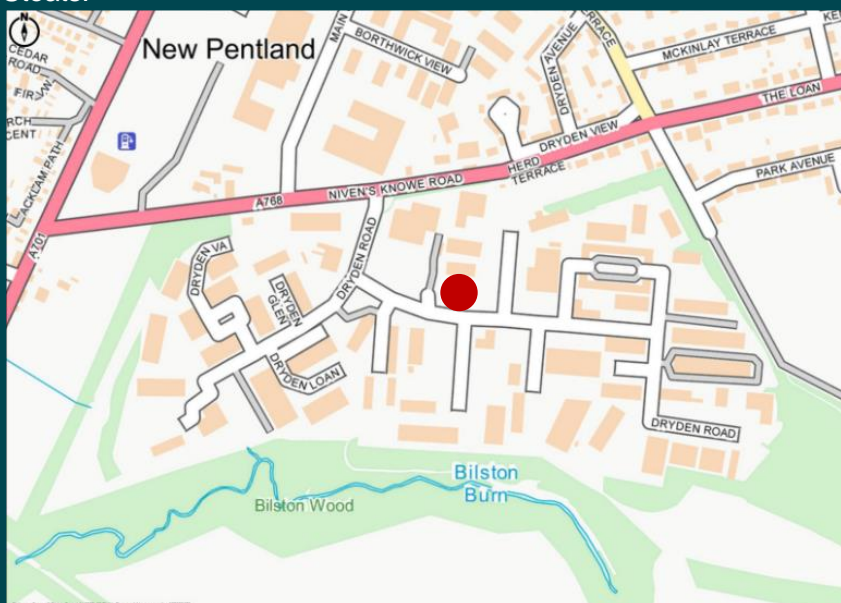
Business unit ready for immediate occupation with large car park.

42 Dryden Road, Bilston Glen Industrial Estate, EH20 9LZ.

Location.

The property is accessed from Dryden Road and located within Bilston Glen Industrial Estate, Loanhead, which is located only six miles from Edinburgh city centre. The site benefits from excellent access to and from the city bypass providing access to the A1, M8 and M9.

Bilston Glen is a known and established industrial estate providing a mixture of industrial, trade counter and office use. Notable nearby occupiers include Atalian Services, McQueens Dairies, Paint Shed, Stewart Brewing and Stoats.



Description.

The subject property is a modern detached industrial unit of steel portal frame construction with profile metal sheeting under a pitched roof which includes translucent panels.

The property is currently fitted out as an office throughout with additional storage. The office fit out features carpet tile flooring, painted plasterboard walls, suspended ceilings incorporating lighting, supplemented by double glazed aluminium framed windows. Heating is provided via a mixture of gas central heating and an air control system.

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The current fit out also includes a mixture of cellular and open plan office accommodation, with a number of meeting rooms and reception to the front of the unit. Appropriate welfare is situated throughout the unit.

Externally the property benefits from a generous car park to the front.

Accommodation.

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) We calculate the approximate gross internal floor areas to be as follows:-

Description	Sq M	Sq Ft
Total	574.51	6,184

The property sits on a site extending to 1.32 acres.

Lease Terms.

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium to long term lease will provide for periodic rent reviews. Rental terms are on application.

Conversion to Industrial.

The property is currently fully fitted out as office accommodation, however, was originally an industrial unit and can be brought back to industrial dependent on specific requirements.

The unit also lends itself to becoming a hybrid unit featuring both industrial and office accommodation.

The plan on the next page shows the existing layout for reference.



Rateable Value.

The property is currently entered into the Valuation Roll as follows:
Rateable Value: £15,700. Any ingoing occupier would have the right to appeal this within the first six months' of their occupation.

Energy Performance Certificate.

The property has an EPC rating of XYZ. A copy of the certificate can be made available upon request.

Entry.

Date of entry to be agreed upon conclusion of legal missives.

Legal Costs.

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registrations dues, as applicable.

VAT.

All prices quoted in the schedule are exclusive of VAT.



Contact.

For further information, or to arrange a viewing, please contact;



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Particulars dated April 2023. Photographs dated March 2023.

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