

FOR SALE
OFFICE

**GRAHAM
SIBBALD**



**12a Dryden Road,
Loanhead,
EH20 9LZ**

- Office pavilion situated within busy Bilston Glen Industrial Estate
- Situated on secure gated site of approx. 0.816 acres
- Many local and national operators within the close vicinity
- Site could lend itself to other uses subject to planning
- NIA: 370.55 Sq M (3,989 Sqft)
- Offers over £475,000

LOCATION

The property is located in Loanhead within Midlothian, approximately 6.7 miles to the south-east of Junction 1 of the M8. The property lies within Bilston Glen Industrial Estate, a recognised premier industrial estate to the south of Edinburgh and benefiting from good road connections to the City Bypass and Scotland's Central Belt beyond.

The property lies approximately 6 miles to the south of the centre of Edinburgh. Neighbouring buildings are predominantly industrial in nature, albeit several office buildings are also located within the estate. Occupiers within the vicinity include local, regional and national organisations.

The location map highlighting the approximate location is shown below: -

DESCRIPTION

The subjects comprise a detached purpose-built office pavilion on a self-contained regularly shaped site.

The property is of single-storey brick construction surmounted by a pitched roof covered in tiles. The building benefits from various aluminium framed double glazed window units around the perimeter.

An integral single car garage is located to the side of the office accommodation.

Internally the subjects benefit from carpeted raised access flooring throughout, whilst walls are strapped and lined with a papered finish. Ceilings are of a suspended tile nature, incorporating fluorescent strip light fittings and air conditioning cartridges. The open plan office space has been partially subdivided by internal partitions.

In addition, male and female toilet cubicles are provided, together with a fully fitted kitchen area.

The site itself is bounded by metal mesh and post fencing and access is taken through a secure gated access. The site provides some area of landscaping as well as a monoblock road and car parking facility.

ACCOMMODATION

We have measured the accommodation in line with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis in the order of:

Floor	Description	Sq.m.	Sq.ft
Ground	Office	311.93	3,358
Ground	Tea Prep	8.72	94
Ground	Garage	49.90	375
	Total	370.55	3,989

With reference to the Edozo mapping system we note the overall site to be approx 0.816 acres.

EPC

A copy of the Energy Performance certificate can be provided upon request.

PRICE

We are seeking offers over £475,000 for our client's heritable interest within the property.

RATEABLE VALUE

With reference to the Scottish Assessors Association website we note the subjects have a current rateable value of £41,600.

LEGAL COSTS + VAT

Each party shall be responsible for their own legal costs incurred within this transaction. All prices are quoted exclusive of VAT.



For any queries or to arrange a viewing, please contact —



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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Property is to be sold as seen and the vendor shall not provide any warranties on any services or appliances.
7. Date of Publication: February 2025