

TO LET

INDUSTRIAL/WORKSHOP UNITS
FROM 1,000 SQ FT



IMEX BUSINESS CENTRE

- > Modern workshop premises
- > Flexible lease terms
- > Immediate entry available
- > Well established business location

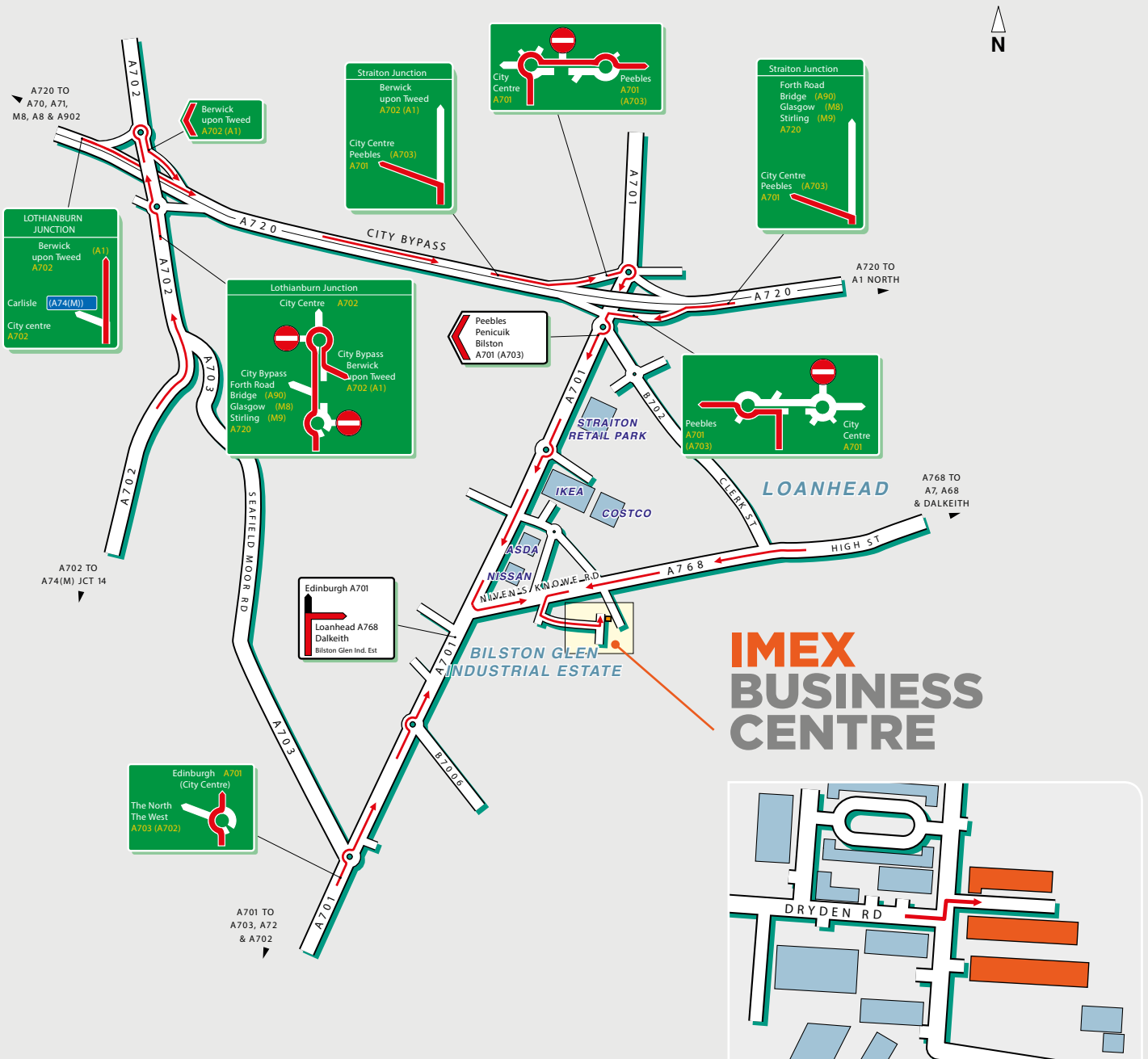
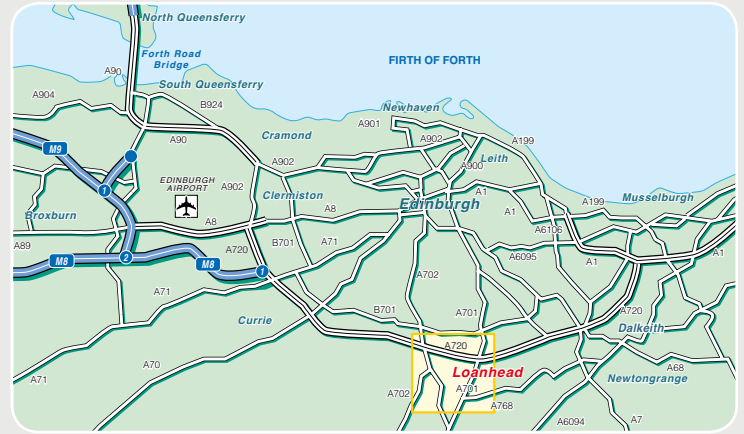
BILSTON GLEN INDUSTRIAL ESTATE
LOANHEAD
MIDLOTHIAN
EH20 9LZ



www.bilstonglenindustrialestate.co.uk

Location

Bilston Glen Industrial Estate is located in Loanhead within the County of Midlothian and is approximately 5 miles south of Edinburgh city centre and 1.5 miles from Edinburgh City Bypass (A720) which in turn provides easy access to the M8, M9 and A1 road networks. The development itself is located within a well established business location and lies within close proximity to Straiton Retail Park and Pentland Industrial Estate. Neighbouring occupiers within the vicinity include Ikea, Costco, ASDA, M&S, Edmunson Electrical, Homebase and Travis Perkins.



Units 41-43



Unit 39



Units 56-61

Description

The development comprises a modern business centre spread over 3 terraces. There are a total of 35 Industrial units and 8 office suites.

The industrial developments are constructed with steel portal frame profile clad sheeting walls and roof with a concrete floor and brick walls to dado level. Lighting is provided by way of fluorescent strip fitments supplemented by a high level of natural daylight via integrated translucent roof panels. Internally, the areas are predominantly of open plan workshop/warehouse areas with ancillary WCs and kitchen facilities. Access to the property is via a commercial electric up and over door with separate pedestrian access also being provided. The properties further benefit from a three phase power supply and there is gas available on the majority of the units. Each unit benefits from use of the common service yard and car parking area for customers and staff parking. Units 39 through to Units 49 benefit from a gated and secure yard area.

Specification

- > Concrete floor
- > Steel portal frame
- > Vehicle access
- > Fluorescent strip fitments
- > Translucent roof panels
- > WC facilities
- > Common yard and car parking facilities
- > 3 phase power

Availability Table

UNIT	Rent (£ per annum)	Area (sq ft)	Area (sq m)	EPC Rating	Status
30	8,100	1,080	100	B	Available
36	8,242	1,099	102	B	Available





Terms

Each unit is available for immediate occupation 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 available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for costs associated with the registration of any lease.

VAT

All rents are quoted exclusive of VAT.

Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority.

From 1st April 2013 to 1st April 2014 tenants are eligible for 100% relief on their rates bill, provided that their cumulative rateable value for tenant's non domestic properties is below the threshold of £10,000 subject to terms and conditions. Further information on the rates payable are available on request.

Energy Performance Certificate

Further information on the Energy Performance rating of each premises or a copy of the certificate is available upon request.

Viewing

Strictly by appointment through sole letting agents.

Viewing & Further Information

For further information or to arrange a viewing please contact the sole letting agents:

Ryden.co.uk
0131 225 6612

Alan Herriot

Email: alan.herriot@ryden.co.uk

DD: 0131 473 3382

Cameron Whyte

Email: cameron.whyte@ryden.co.uk

DD: 0131 473 3230

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