

# TO LET

MODERN OFFICE SUITES  
FROM 421 TO 425 SQ FT



## IMEX BUSINESS CENTRE

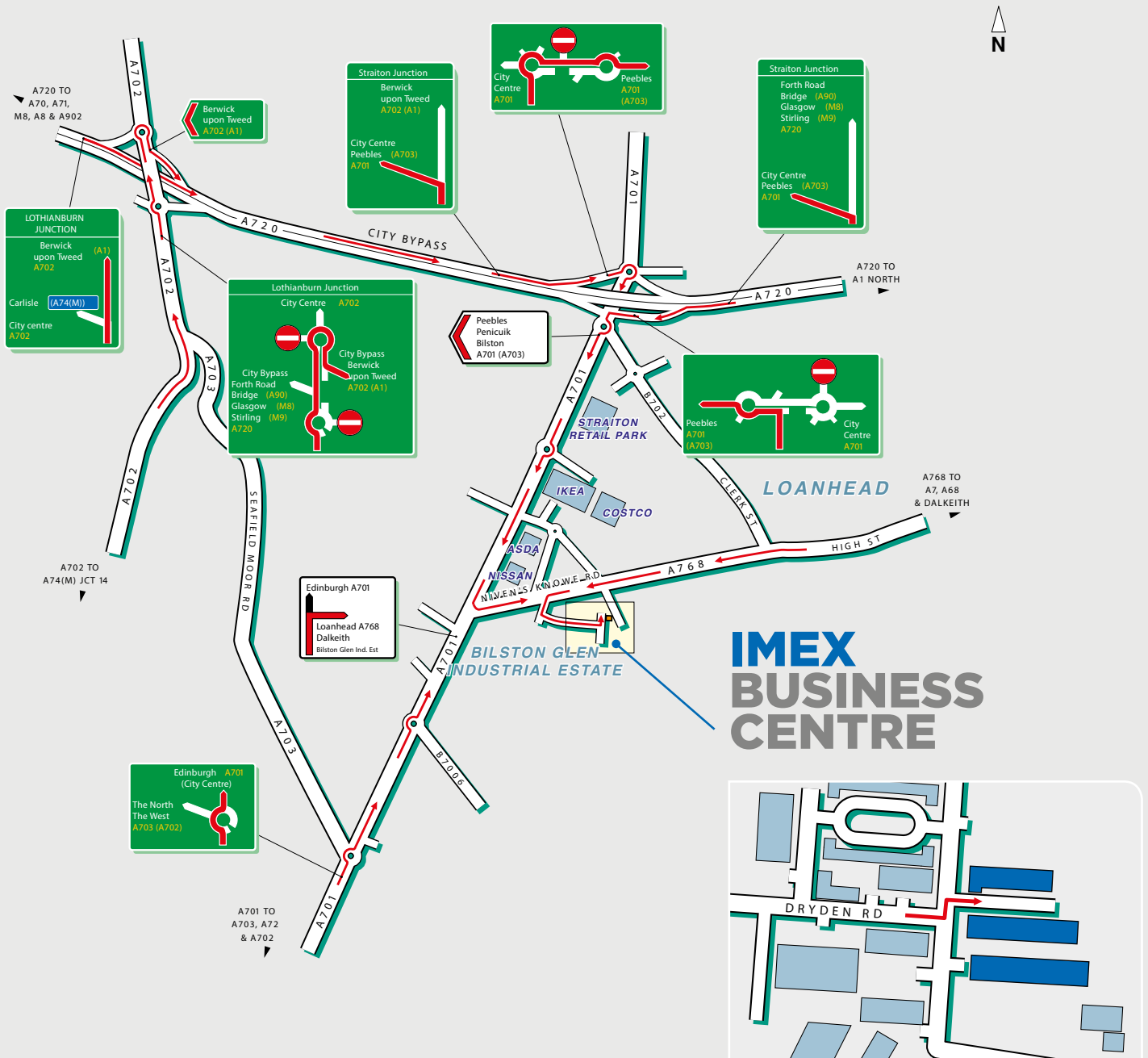
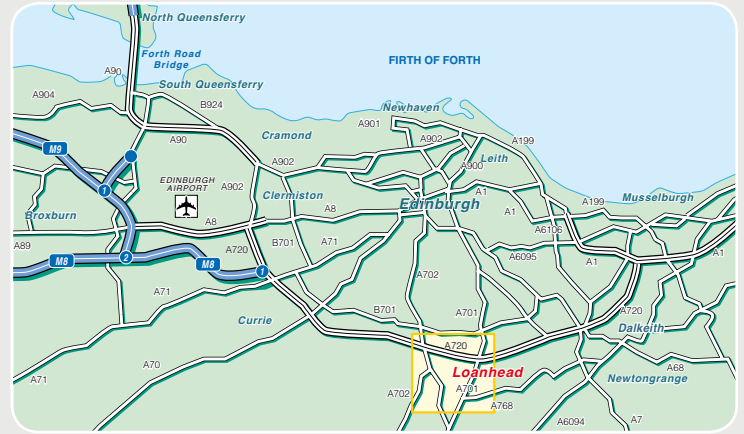
- › Modern business centre
- › Flexible lease terms
- › Immediate entry available
- › Well established business location

BILSTON GLEN INDUSTRIAL ESTATE  
LOANHEAD  
MIDLOTHIAN  
EH20 9LZ



## 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.



## Unit 37-45



## Unit 51



## Units 50-53

## 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 office suites, which front on to Dryden Road, comprise a mixture of single storey and 2 storey offices of steel frame construction with insulated cladding and benefit from ample natural daylight via double glazed windows to the front elevations.

Internally the offices provide high quality open plan accommodation which has recently undergone an extensive refurbishment. The offices are newly carpeted and benefit from suspended ceilings with fluorescent strip lighting, electric storage heaters, dedicated kitchen / tea prep, WC facilities and each office has data cabling in place.

In addition there is ample on site car parking facilities.

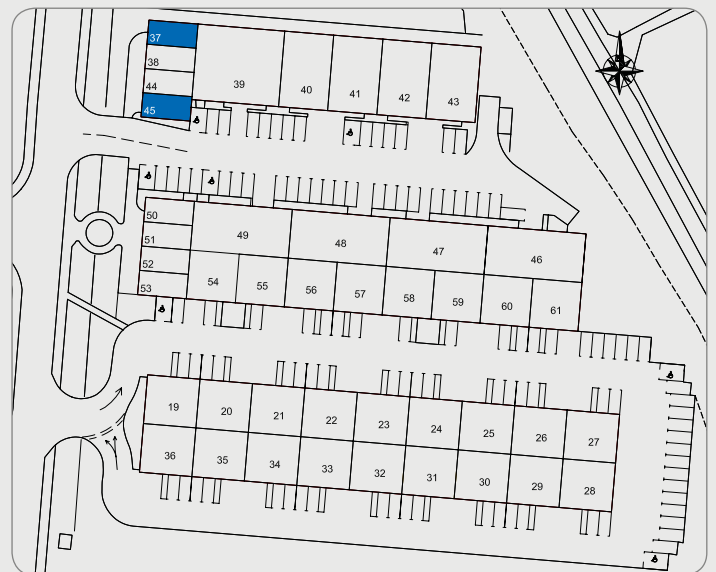
## Specification

- > Fully carpeted
- > Fluorescent strip lighting
- > Electric heating
- > WC facilities
- > Kitchenette
- > Data cabling
- > Ample parking facilities

## Availability Table

UNIT	Rent (£ per annum)	Area (sq ft)	Area (sq m)	EPC Rating	Status
37	6,000	425	39	G	Available
45	6,000	421	39	G	Available

Please contact the sole letting agent for further details on quoting rents.







## 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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