


Industrial

Unit 49 | Imex Business Centre

 Bilston Glen Industrial Estate, Loanhead, Edinburgh, Midlothian, Scotland, EH20 9LZ

Unit 49 | 2,063 sq ft

Modern industrial unit in the Loanhead area

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

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.

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.

Lease Type

New



Unit Summary


- Flexible lease terms
- Established business location
- Concrete floor
- Steel portal frame
- Vehicle access
- WC facilities
- Common yard and car parking facilities

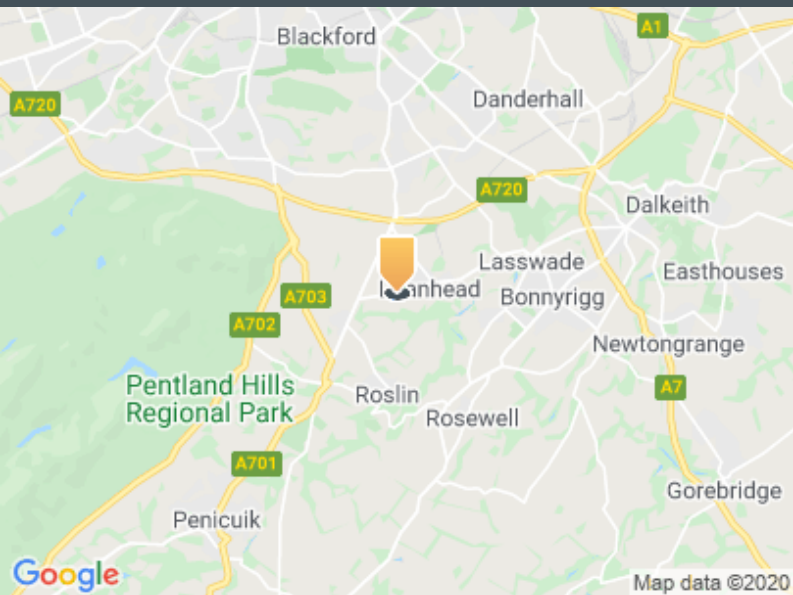
Occupational Costs

	Per Annum	Per Sq Ft
Rent	£17,600.00	£8.53
Rates	£0.00	Not specified
Maintenance Charge	£0.00	£0.00
Insurance	£160.00	£0.08
Total Cost	£17,760.00	£8.61

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Excellently located industrial estate



Road

The site is located 1.5 miles from Edinburgh City Bypass (A720) which in turn provides easy access to the M8 and M9 Motorways and A1 road networks.



Airport

Edinburgh Airport is situated approximately 11 miles north-west of the estate and is within a 25 minute drive time.



Rail

Eskbank Train Station is located 4.5 miles to the east of the estate with regular direct services to Edinburgh and Tweedbank.

Additional Information


Planning Class	B2
Lease Summary	Each unit is available for immediate occupation on a full repairing and insuring basis for a term to be agreed.
Viewings	Strictly by appointment through sole letting agents
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
EPC	available on request

Key Contacts




Industrials Asset Manager
Louise Kandel

 +44 (0)800 122 3690



Letting Agent: Ryden

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