42 Dryden Road

Bilston Glen Industrial Estate, Loanhead, EH20

For Sale



Office & Warehouse Opportunity

Modern office building and three terraced warehouse units with secure yard
Prominent position within Bilston Glen Industrial Estate, five miles south of Edinburgh

£1,925,000	26,679 sq ft	Heritable	VP / part let
Offers over	Total area	Tenure	Possession

Owner-occupier or investor opportunity · EPC D · Elected for VAT (TOGC envisaged)

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Executive Summary

- Prime owner-occupier or investor opportunity.
- Modern office and warehouse accommodation.
- Total combined accommodation of **26,679 sq ft**.
- Available with **vacant possession or tenant in part**.
- Prominent position within Bilston Glen Industrial Estate.
- Excellent connectivity to the Edinburgh City Bypass (A720), M8 and M9.
- Modern specifications throughout.
- Secure yard (Warehouse Unit 3) plus generous car parking.
- Suitable for a wide range of commercial and industrial uses.

42 Dryden Road presents a rare opportunity to acquire a substantial mixed-use property within one of Midlothian's most established commercial locations. Offered with vacant possession (or tenant in part), the subjects comprise modern office space together with three terraced warehouse units and a secure yard. The accommodation provides an attractive combination of office, storage, distribution or production space for a wide variety of owner occupiers or value-add investors.



Office building and car parking.



Warehouse units and yard.



42 Dryden Road and the surrounding estate.

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For Sale

The Offering

The property comprises both bright, modern office space and warehouse units. This combination allows a mix of open plan working areas, private meeting rooms, flexible occupation, storage, manufacturing, last mile distribution or hybrid workspace use.



Warehouse units (left) and office building (right).

Office Accommodation (18,704 sq ft)

- Suspended ceilings with integrated lighting.
- Carpet tile flooring throughout.
- Gas central heating and air control system.
- Double glazed aluminium framed windows.
- Excellent natural light.
- Dedicated male and female WCs.
- Allocated car parking to the front.

Warehouse Units (7,975 sq ft combined)

- Three separate terraced open-plan warehouses.
- Steel portal frame construction.
- High bay LED lighting with supplementary roof lights.
- Electric roller shutter doors for vehicular access.
- Shared parking plus secure yard to the front of Unit 3.



Open plan office.



Warehouse interior.

Location

The subjects are located within Bilston Glen Industrial Estate, one of Midlothian's most established commercial hubs. Situated approximately five miles south of Edinburgh, the location provides outstanding access to major road networks, including immediate access to the A720 Edinburgh City Bypass and the M8 / M9 motorways, connecting to Glasgow, Stirling and wider Scotland. The property is also just over one mile from Straiton Retail Park, home to major national retailers, amenities and food outlets.

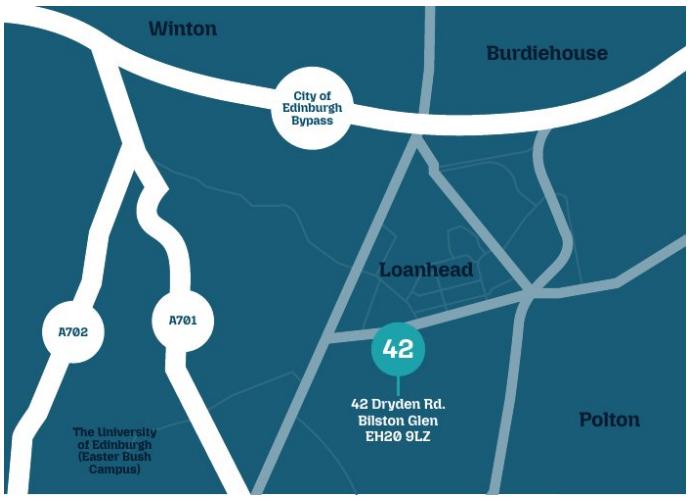
Nearby occupiers underline the strength of the location and include **IKEA, Costco, Edmundson Electrical, Travis Perkins, McQueens Dairies, Paint Shed and Stoats**. This accessibility, amenity provision and established occupier profile make 42 Dryden Road a compelling base for office, industrial and trade-related operations.



Bilston Glen Industrial Estate. Site outlined, for identification only.



Regional location. Not to scale.



Local location. Not to scale.

Accommodation

The property provides the following approximate floor areas:

Office	Sq m	Sq ft
First floor office	868.83	9,352
Ground floor office	868.83	9,352
Total	**1,737.66**	**18,704**

Warehouse	Sq m	Sq ft
Unit 1	184.41	1,985
Unit 2	184.41	1,985
Unit 3	372.08	4,005
Total	**740.90**	**7,975**

Combined	Sq m	Sq ft
Combined total	**2,478.56**	**26,679**



Office accommodation.



Meeting room.



Kitchen area.



Warehouse unit loading door.

Gallery



Private office.



Warehouse interior.



Warehouse unit.



Aerial view of the surrounding area.

Tenure

Heritable (Scottish equivalent of English freehold). Available with vacant possession (or with tenant in part), offering flexibility for owner occupiers or investors.

Rateable Value

The subjects will require to be reassessed, as they currently form part of a wider entry. Estimates are available on request.

EPC

The property has an Energy Performance rating of D.

VAT

The property is elected for VAT; it is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC).

Anti-Money Laundering

In accordance with AML Regulations, the successful purchaser will be required to satisfy the vendor on the source of funds used to acquire the asset.

Proposal

Offers are invited in excess of **£1,925,000** for the heritable interest (Scottish equivalent of English freehold), subject to contract and exclusive of VAT.

Viewing

Strictly by appointment.

Important Notice

Particulars are for general guidance only and do not form part of a contract. Descriptions, dimensions, and other details are given in good faith but without responsibility; intending purchasers must satisfy themselves by inspection or otherwise. No person has authority to make or give any representation or warranty in relation to the property.



42 Dryden Road, Bilston Glen.