

DRYDEN COURT, BILSTON GLEN INDUSTRIAL ESTATE DEVELOPMENT OPPORTUNITY

Trade Counter/Industrial Units from 2,500 to 15,000 sq ft.

Development site with planning consent for the erection of warehouse storage and business industrial units over two terraces measuring approximately 15,000 SQ FT.



LOCATION

The development site is located within Bilston Glen Industrial Estate, Loanhead. Loanhead is a town located in the County of Midlothian, approximately 5 miles south of Edinburgh City Centre and benefits from excellent transportation links, with the Edinburgh City Bypass located less than 1 mile to the north which in turn connects to the A1, M8 and M9 motorways. Bilston Glen Industrial Estate is a long established and popular business location situated in the west end of Loanhead and lies within close proximity to Straiton Retail Park and Pentland Industrial Estate. The estate is of general business and light industrial use, with neighbouring occupiers including the following: - Ikea, Costco, Asda, Edmundson Electrical, and Travis Perkins.

OPPORTUNITY

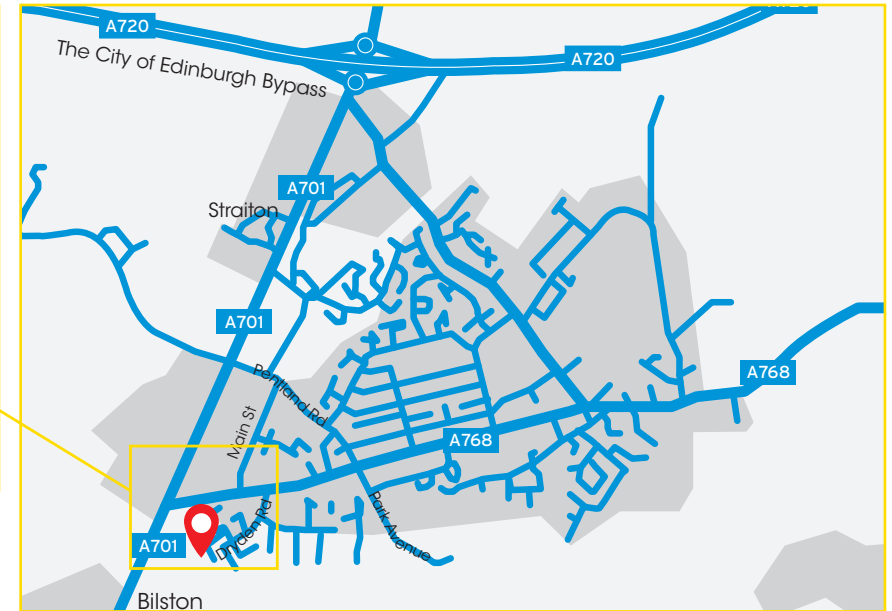
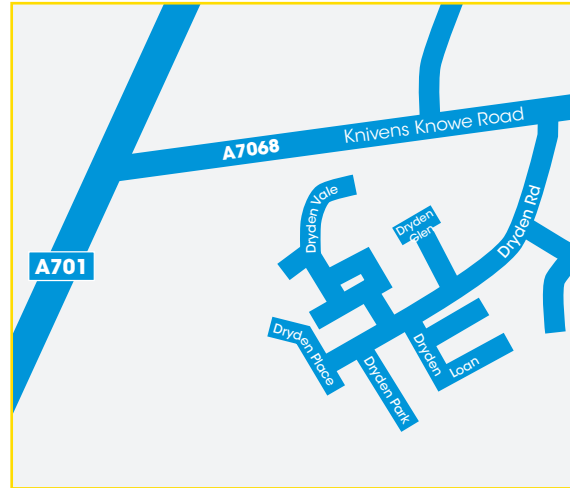
The site has planning permission for the erection of two terraces of industrial/business units. The development and nature of the properties erected can be designed and tailored to tenant's specific requirements. More information on opportunities and development options are available upon further request.

PLANNING

For more detailed information on the proposed development please contact the sole agents.

OCCUPATION

Industrial/Business units will be available from 2,500 to 15,000 sq.ft More detailed information on specification, layout and design is available through Ryden.



FURTHER INFORMATION

For further information and all enquiries, please contact the sole letting agents, Ryden:

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