

## TO LET BUSINESS WORK SPACE UNIT

5 DRYDEN PLACE  
 BILSTON GLEN INDUSTRIAL ESTATE  
 LOANHEAD  
 EH20 9HN

### LOCATION

Loanhead is situated approximately 6 miles south of Edinburgh City Centre and in close proximity to the City of Edinburgh Bypass which connects to the A1 trunk road and the M8 motorway network.

### DESCRIPTION

The property comprises an end of terrace modern industrial unit with adjacent private yard facility. Internally, additional office accommodation and mezzanine storage has been constructed to provide reception area with two adjacent toilet compartments (one a disabled facility), general office area and one private office.

Part mezzanine storage is provided over the office accommodation.

### FLOOR AREA

From measurements taken on site we estimate that the subjects have a gross internal area of approximately 240 sq m (2582 sq ft) or thereby.

### RATEABLE VALUE

We are verbally advised by the Local Assessors department that the subjects are entered in the current Valuation Roll as follows: -

NAV/RV £15,200 (effective from 1 April 2010).

### LEASE

Our Clients are seeking to assign their leasehold interest in the property which expires on 12 August 2013 at a passing rent of £18,000 per annum exclusive.

created: March 2010  
 updated:



### LEGAL FEES

The incoming tenant will be liable for all parties legal fees to include stamp duty land tax (if any) together with registration dues, outlays and VAT.

### VAT

Unless otherwise stated all figures, prices etc are quoted exclusive of any VAT which may apply.

### VIEWING/FURTHER INFORMATION

Strictly by appointment through the SOLE LETTING AGENTS Freeman Macleod on 0141-353 -3502.

info@freemanmacleod.com

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### IMPORTANT NOTICE

Freeman Macleod for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (1) While all particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants shall not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Freeman Macleod has any authority to make or give any representation or warranty whatever in relation to this property.
- (4) All prices, premiums and rents quoted are exclusive of VAT.
- (5) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of exchange of correspondence with our Clients' solicitors.

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