

# Bilston Park

Loanhead



Design and Build  
**Manufacturing/Production Units**

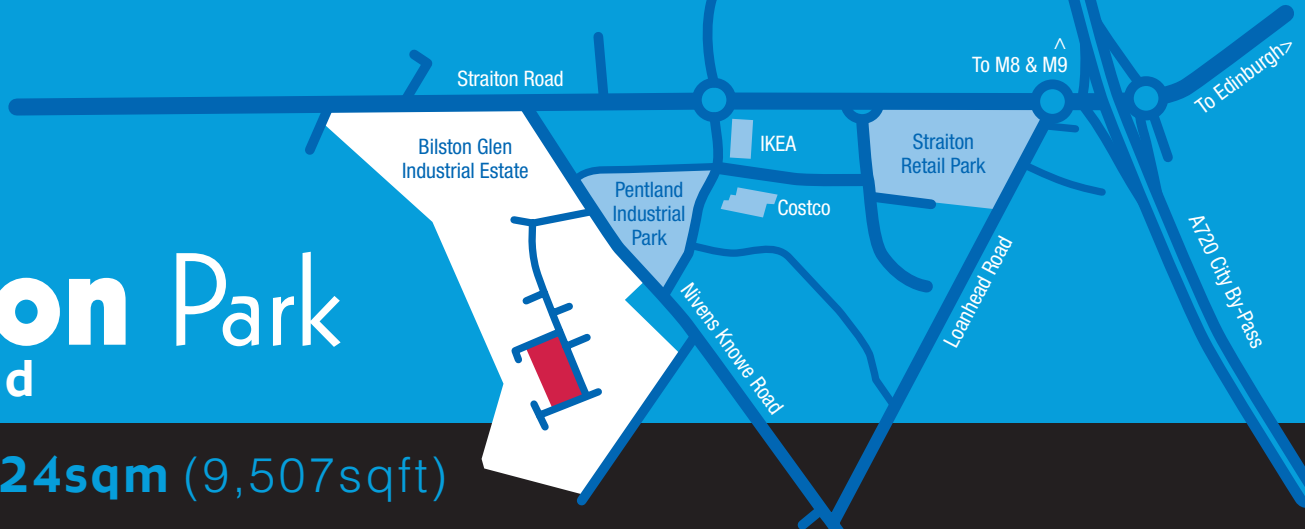
**To Let** – upto **883.24sqm** (9,507sqft)



# Bilston Park

## Loanhead

upto **883.24sqm** (9,507sqft)



## Location

Loanhead is situated approximately 6 miles to the south of Edinburgh city centre in close proximity to the A720 Edinburgh city bypass (Straiton Interchange), which in turn provides easy access to Edinburgh city centre, the M8, M9 and A1 road networks and Edinburgh International Airport.

Bilston Park is located to the south of Niven's Knowe Road, within the well established Bilston Glen Industrial Estate.

## Description

Phase 1 of Bilston Park comprises two terraces of manufacturing/production units, each extending to approximately 883.24sqm (9,507sqft). Both terraces can be split to provide units from 219.48sqm (2,362sqft).

The units are of steel portal frame construction clad externally in a combination of brickwork and metal cladding to the elevations and metal cladding to the roof.

Internally the accommodation provides male and female WC facilities and has provision for office accommodation.

The units benefit from an electrically operated vehicle access door and separate personnel access. Each unit has a tarmac service yard and shared car parking to the front of the units.

## Accommodation

Units are available from **219.48sqm - 883.24sqm** (2,362sqft - 9,507sqft).

## Specification

- **Steel Portal Frame**
- **5m eaves to datum**
- **3m x 3.5m sectional up and over electrically operated loading bay doors**
- **Tarmac service yard**
- **Reinforced in-situ concrete floor slab with power floated finish**
- **Double skinned roof lights**

## Occupiers

- 1 **IKEA**
- 2 **Costco**
- 3 **MacSweens**
- 4 **Greggs the Baker**
- 5 **Imex**

## Lease Terms

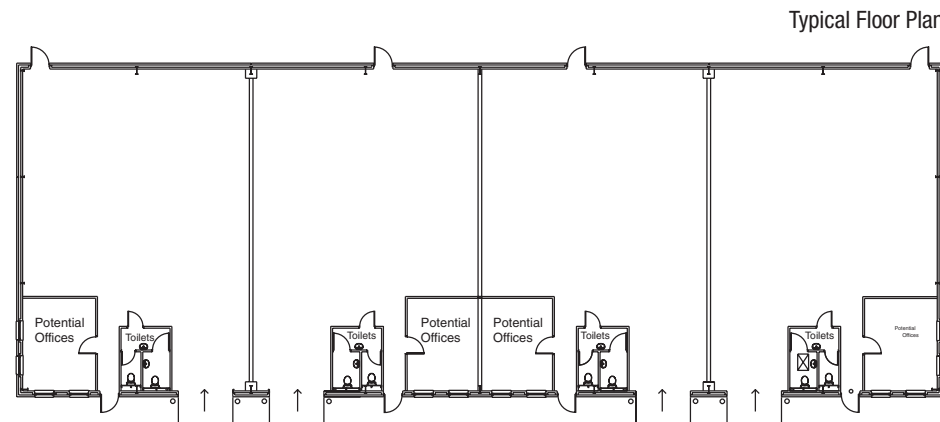
The subjects will be available to let on standard full repairing and insuring leases with rent reviews at regular intervals.

## VAT

All rents and figures quoted are exclusive of VAT.

## Further Information

Details of viewing arrangements, rent and further information can be obtained by contacting the sole letting agent.



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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