

# FOR SALE / MAY LET

## OFFICE / DEVELOPMENT OPPORTUNITY WITHIN BILSTON GLEN INDUSTRIAL ESTATE, EDINBURGH

**GRAHAM  
SIBBALD**

THE CITY OF EDINBURGH BYPASS (3 Miles)

EDINBURGH CITY CENTRE (6.4 Miles)



ASDA



SCREW-FIX

CCF

TOOLSTATION



The Paint Shed

**EH20 Business Centre,  
6 Dryden Road,  
Loanhead, EH20 9LZ**

- Office building extending to 14,574 sq ft (GIA) / 9,693 sq ft (NIA) set within a prominent 1.21 acre site
- The subjects benefit from multiple car parks (x3) offering circa 66 car parking spaces

- Highly visible and accessible location within popular Bilston Glen Industrial Estate
- Offers over £800,000 (Exclusive of VAT) for the freehold
- Rent on application for leasehold

## LOCATION

Bilston Glen is a highly popular Industrial Estate strategically located within 1 mile from the A720 Edinburgh City Bypass (Straiton Junction), offering direct links to the A1, M8, M9, and Edinburgh Airport. It is in close proximity to key commercial hubs such as Straiton Retail Park, IKEA, Costco, and Pentland Industrial Estate.

More specifically, EH20 Business Centre sits prominently off Dryden Road, the main entrance to the estate and offering a highly visible location. Other occupiers within the vicinity include a mixture of both national and local operators to include Stevenswood Edinburgh, The Paint Shed, Edmundson Electrical, Eagle Plant Hire & MacSween of Edinburgh amongst others.



## DESCRIPTION

The subjects comprise a purpose-built office pavilion of two-storey & attic of brick construction, surmounted by a pitched & tiled roof. Internally, the accommodation provides office space on all three levels being interconnected by internal stairs and an eight-person passenger lift.

The property currently trades as EH20 Business Centre and is laid out to provide cellular accommodation with a multitude of tenants on short term and flexible licence agreements.

Part of the ground floor incorporates a cafe property, currently trading as Chequers, being fully fitted for its intended purpose and leased to a third party until December 2026 (passing rent is £25,000 per annum).

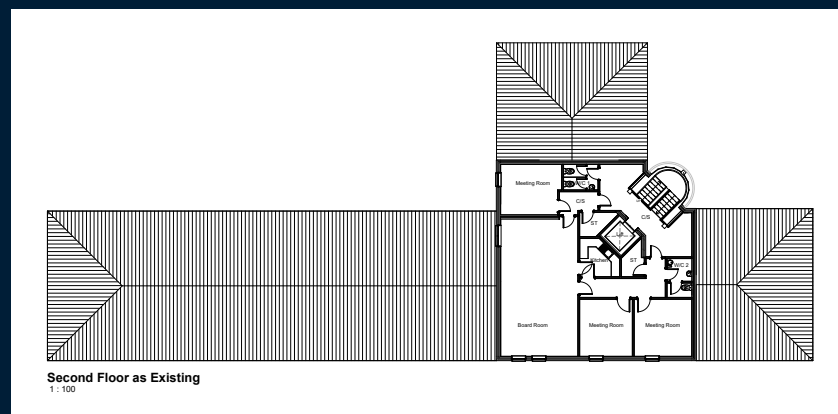
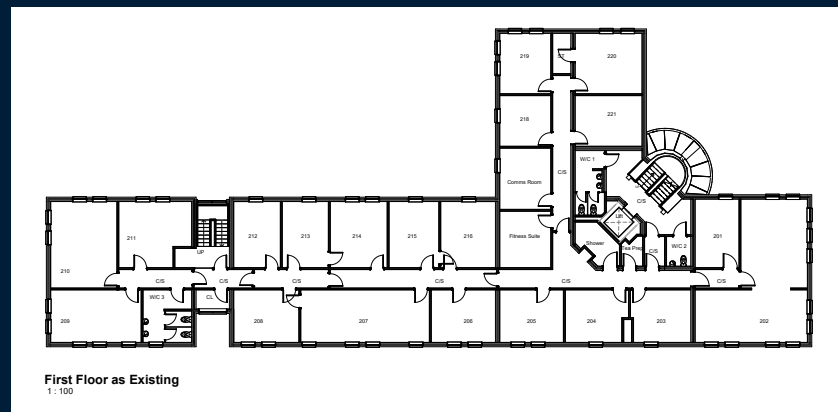
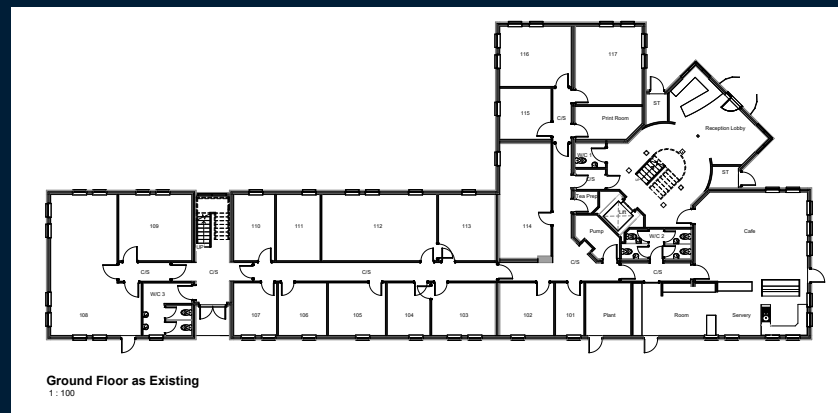
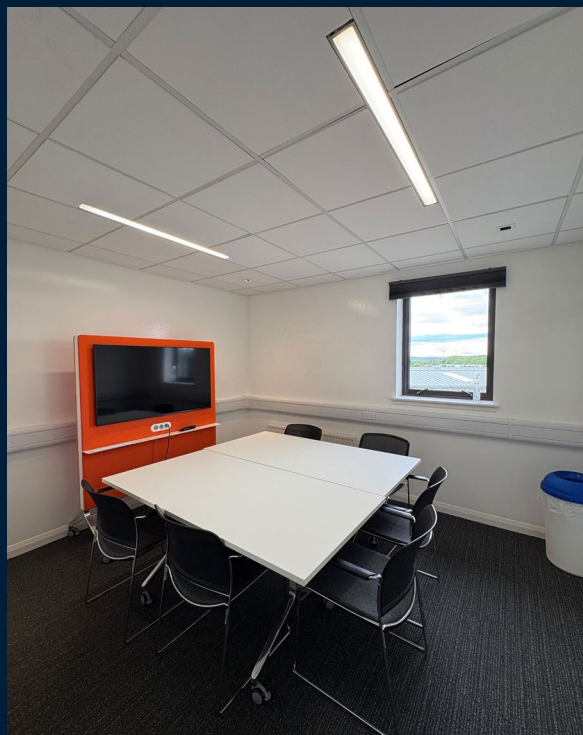
The premises is set within a 1.21-acre site and benefits from circa 66 clear dedicated car parking spaces.

## ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice 6th edition and have calculated the following internal areas:

GIA: 1,354 sq m (14,574 sq ft)

NIA: 900.5 sq m (9,693 sq ft)



## OPPORTUNITIES

- ✦ The office currently trades as a multi let serviced office known as EH20 Business Centre and can be purchased as such with tenants in situ and continue its operation as a business centre.
- ✦ The property lends itself to owner occupation and can be sold as vacant possession or leased in its entirety offering 9,693 sq ft (NIA) of office space, benefiting from ample car parking.
- ✦ The subjects sit on a prominent 1.21 acre site and is well suited to redevelopment for industrial units or external storage.

## PLANNING

We are of the opinion that the property lends itself for redevelopment or repurposing. All planning related enquires should be made directly with Midlothian Council's planning department.

## PRICE

Offers over £800,000 (Exclusive of VAT) are invited for the benefit of our client's outright heritable (freehold) interest. Our client is seeking clean / unconditional offers.

## RENT

Details of current tenancies can be sent to prospective purchasers on request.

The owners would also consider a long-term lease to a single occupier on standard FRI lease terms. Rent on application as a whole.

## RATEABLE VALUE

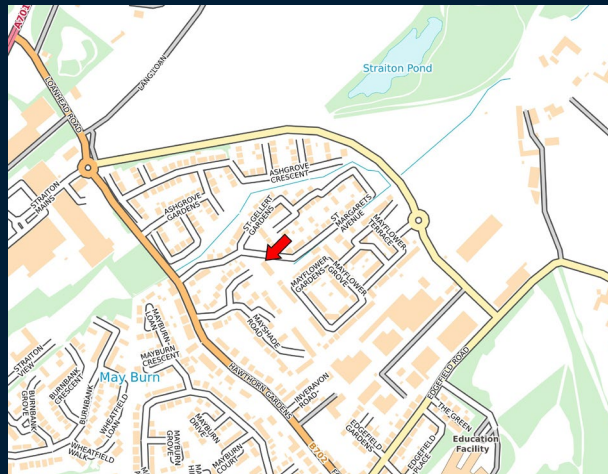
Each suite within the premises has its own registered Rateable Value. According to the Scottish Assessors (SAA) website the subjects have a total rateable value of £135, 850.

## EPC

Available on request

## VAT, LBTT AND LEGAL COSTS

The property is elected for tax and therefore VAT will be payable upon purchase. The purchaser will be responsible to pay LBTT on the purchase price. Each party will be responsible for their own legal cost incurred in this transaction.



For any queries or to arrange a viewing, please contact —

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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2025