

Your partners in property



# 42 Dryden Road, Bilston Glen, EH20 9LZ

Office accommodation totaling 9,352 sq ft

Office To Let



# 42 Dryden Road, Bilston Glen



## Description

The subject is located on the first floor of a modern office building.

Upon entering the property there is a bright, open reception leading to the ground floor accommodation and a staircase accessing the first-floor accommodation. The office fit out features carpet tile flooring, painted plasterboard walls, suspended ceilings incorporating lighting, supplemented by double glazed aluminium framed windows.

The current fit out includes a mixture of large open plan office space, with a number of meeting rooms throughout the suite, as well as male and female WCs. Heating is provided via a mixture of gas central heating and an air control system.

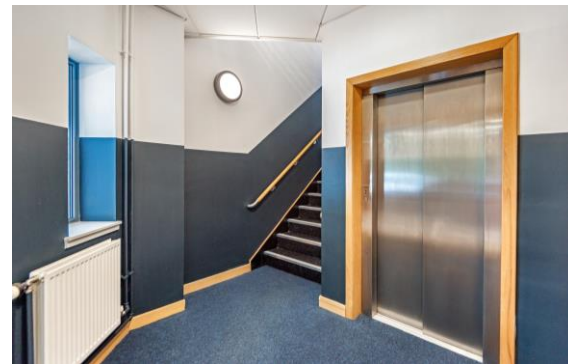
Externally the property benefits from a car parking to the front. The ground floor of the building is currently occupied by OCS.

## Accommodation

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area and comprises the following areas.

Unit description	Sq. M.	Sq. Ft.
1F Office	868.83	9,352
Total	868.83	9,352

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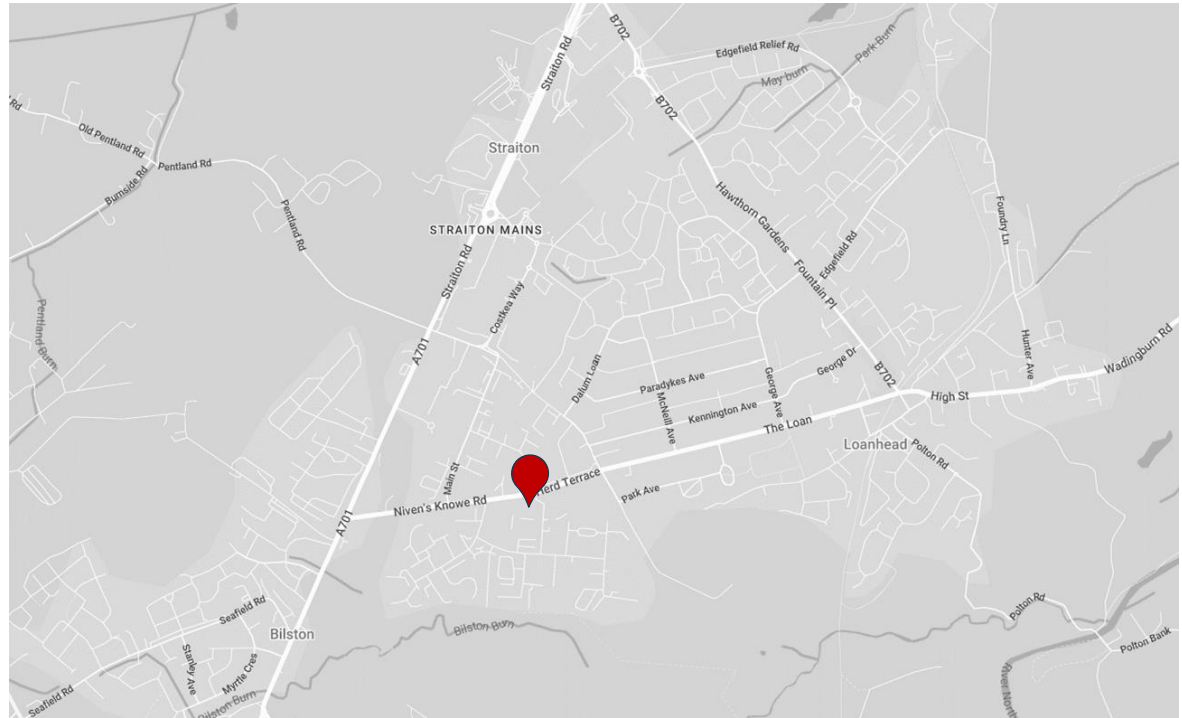
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## Location

The subject property is situated in the Loanhead area within Midlothian, approximately five miles to the south of Edinburgh city centre. This location offers a strategic position with excellent connectivity to the wider road network. It benefits from immediate access to the Edinburgh City Bypass (A720), a major arterial route which connects directly to the M8 and M9 motorways, in addition to providing routes westward to Glasgow and Stirling respectively.

The office is positioned within Bilston Glen Industrial Estate, a commercial hub serving the Midlothian area. The property is just over one mile from nearby Straiton Retail Park, which features a wide range of national retailers and amenities.

Its strategic position makes it a desirable base for a variety of occupiers seeking modern accommodation with excellent transport links and local amenities. The surrounding area is home to a number of well-established occupiers, underlining the commercial attractiveness of the location. Nearby businesses include Ikea, Costco, Edmundson Electrical, Travis Perkins, McQueens Dairies, Paint Shed and Stoats, among others



# 42 Dryden Road, Bilston Glen



## Lease Terms

The accommodation is available to let on a new Full Repairing & Insuring (FRI) lease.

The quoting rent is £12.00 per Sq. Ft. per annum exclusive of business rates.

Further information is available on request from the sole letting agent.

## VAT

All prices, rents and premiums are quoted exclusive of VAT.

## EPC

The property benefits from the following Energy Performance Certificate Rating: D

## Rateable Value

The property will require to be reassessed as it currently forms part of a larger entry.

Estimates can be provided to interested parties.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

## Viewings

Viewing of the property and any further information can be provided by the sole letting agent.

## Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Knight Frank is legally obliged to carry out due diligence checks on both buyers and sellers. Following the acceptance of an offer, the intended purchaser(s) or occupier(s) must, at a minimum, supply proof of identity and address, along with evidence of funds to support the purchase, before the transaction can progress.

## Entry

Available immediately on conclusion of missives.



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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
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Particulars dated September 2025. Photographs dated June 2025.

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