

Your partners in property



Unit 1 & 3 - 42 Dryden Road, Bilston Glen, EH20 9LZ

End terraced warehouses totaling from 1,985 sq ft to 4,005 sq ft

Warehouses To Let



Units 1 & 3 - 42 Dryden Road, Bilston Glen



Description

The subjects are end units located on either side of a terraced warehouse block, along with a secure yard.

The properties provides high quality open-plan warehouse space with light provided by high bay LED strip lighting and supplemented by roof lights providing natural.

The warehouses are of steel portal frame and an electric roller shutter door to the front of both properties, providing vehicular access. Warehouse 3 benefits from a secure yard to the front.

Externally the properties benefit from shared car parking to the side.

Accommodation

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area and comprise the following areas.

Unit description	Sq. M.	Sq. Ft.
Unit 1	184.41	1,985
Unit 3	372.08	4,005
Total	556.49	5,990

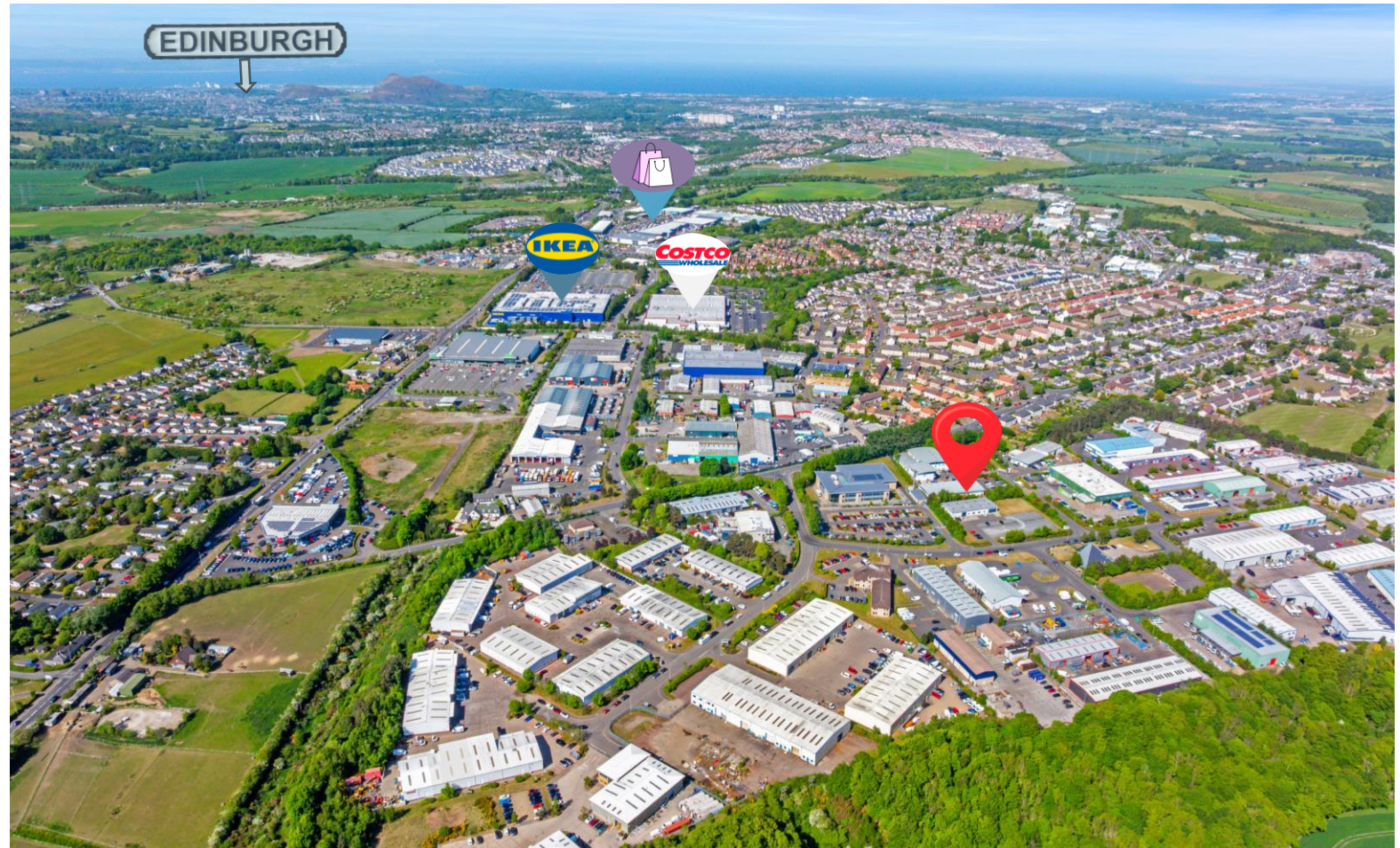
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Location

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 warehouse is positioned within Bilston Glen Industrial Estate, a key industrial and 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.

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



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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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Disclaimer:

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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.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs dated September 2025.

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