



Industrial

UNIT 20 | IMEX BUSINESS CENTRE

Bilston Glen Industrial Estate, Loanhead, EH20 9LZ



UNIT 20 | 1,079 SQ FT

Industrial Unit

Unit 20 at Imex Business Centre is an Industrial unit offering modern LED lighting, flexible space, and has 24-hour access. Situated on a well-maintained estate, this unit is ideal for office, light industrial, storage, or warehouse use, providing a versatile workspace to suit a variety of business needs. Imex Business Centre is a secure, gated site with remotely monitored CCTV, ensuring a safe and professional working environment. Customers benefit from access to a shared service yard and ample car parking.

Lease Type

New



Unit Summary

- 24 Hour Access
- Roof Lights
- Flexible Space
- Storage Unit
- WC Facilities
- Roller Shutter Door

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£18,500.00	£17.15
Rates	£4,050.00	£3.75
Maintenance Charge	£2,000.00	£1.85
Insurance	£215.80	£0.20
Total Cost	£24,765.80	£22.95

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

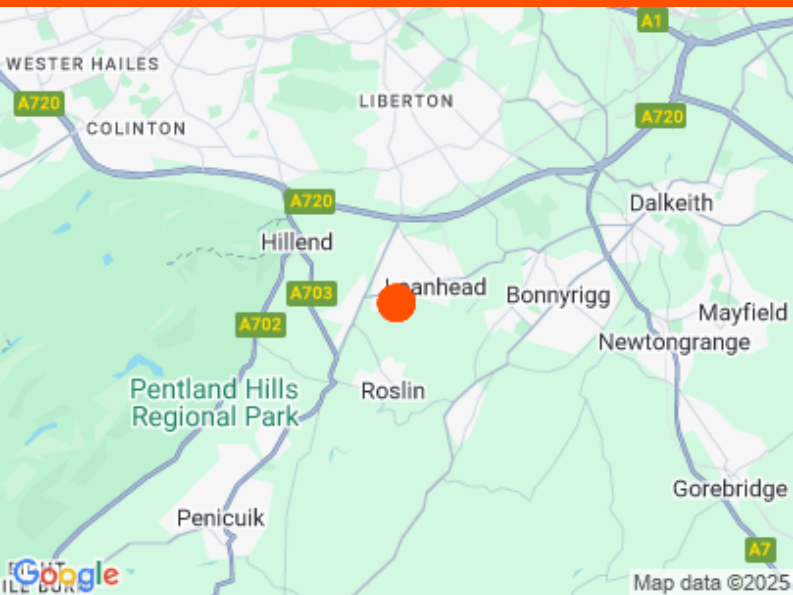
For more info please visit: unit.info/UIPO100110

+44(0) 808 169 7554

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Location

Imex Business Centre is located in Loanhead, lying approximately 5 miles south of Edinburgh city centre. The estate is located in a well-established business location, in close proximity to Straiton Retail Park and Pentland Industrial Estate.



Road
A720: 1 mile



Airport
Edinburgh Airport: 11 miles



Rail
Eskbank Train Station: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (20)

Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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