

Ryden

TO LET

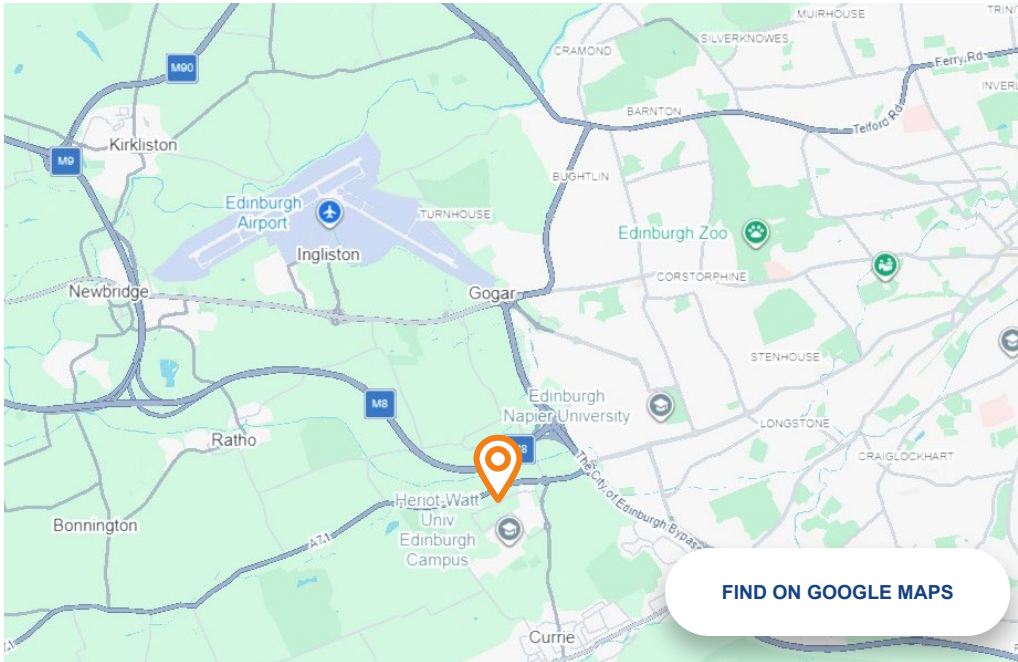
OFFICE / LABORATORY / R&D ACCOMMODATION
1,242 - 3,627 SQ.FT (115 - 337 SQ.M)



LIVINGSTONE HOUSE
43 DISCOVERY TERRACE,
HERIOTWATT UNIVERSITY
RESEARCH PARK
EDINBURGH
EH14 4AP

MODERN OFFICE /
LABORATORY / R&D SPACE
DEDICATED PARKING
ATTRACTIVE RESEARCH
PARK SETTING

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The property is situated within the established Heriot-Watt University Research Park, conveniently located less than half a mile from the intersection of the M8 Motorway / Edinburgh City Bypass, and approximately six miles west of Edinburgh's City Centre. The property is well served by the public transport network with the nearby Hermiston Park and Ride providing regular bus routes across the City. Edinburgh Airport is approximately two miles to the North.

Occupiers within the park include Shure UK, the Institute of Occupational Medicine (IOM) and Scottish Water. Other occupiers located at Discovery Terrace include Celestia Technologies Group.

Amenities on the Research Park and University Campus include hotel accommodation, sports facilities, the Edinburgh Conference Centre and library. Hermiston Gait Retail Park and South Gyle Shopping Centre are also located nearby.



DESCRIPTION

The subjects comprise the ground floor office suites which can be combined to create a larger suite within a modern office pavilion set within an attractive Research Park setting.

ACCOMMODATION

The following suites are available:

	SQ M	SQ FT
43C	222	2,385
43E	115	1,242
TOTAL	337	3,627

CAR PARKING

Dedicated on site car parking is available.

LEASE TERMS

A new Full Repairing and Insuring lease is available for a term to be agreed and further information is available on request from the sole letting agent

BUSINESS RATES

We are advised by the Lothian Valuation Joint Board that the available suites have the following current Rateable Value / business rates liability:

	RATEABLE VALUE	RATES PAYABLE (2025/26)
43C	£25,300	£12,599.40
43E	£13,400	£6,673.20

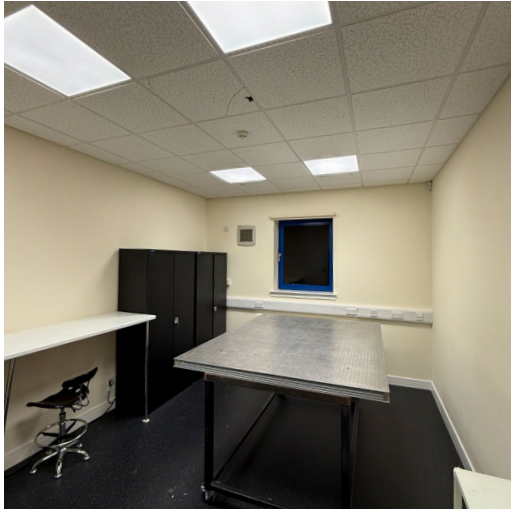
*Relief from business rates may be available under the Small Business Bonus Scheme.

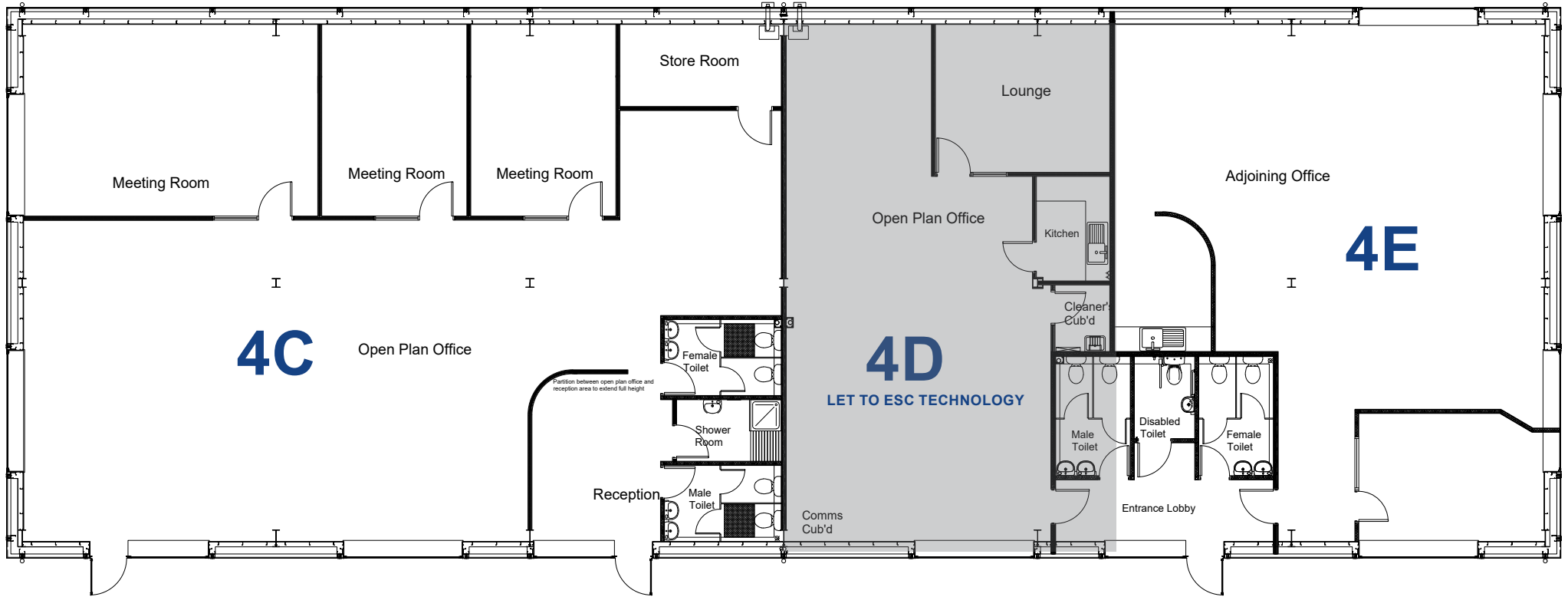
ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request.

VAT

All terms are quoted exclusive of VAT, which is payable at the prevailing rate.





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GET IN TOUCH

Please get in touch with our letting agents for more details.

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