

Young House

42 RESEARCH AVENUE NORTH, HERIOT-WATT UNIVERSITY, EDINBURGH, EH14 4AP

To Let / For Sale

Approximately 9,607 sq ft (892.52 sq m)



LOCATION

Heriot Watt Research Park is one of the most successful and established parks in Scotland with a number of organisations located on the Park covering various sectors including Life Science, Space, Renewable Energy and Engineering.

Heriot-Watt Research Park is located in a beautiful, landscaped parkland on the west side of Edinburgh. It has excellent connectivity being adjacent to the city bypass and M8 and benefits from immediate access to Hermiston Park and Ride for travelling into the city centre. Also close by are Curriehill and Edinburgh Park railway stations. Heriot-Watt Research Park also has excellent access to Edinburgh Airport which is only c. 10 mins by car. Being in west Edinburgh, the Research Park is very accessible from the Central Belt of Scotland and by car, Glasgow is less than an hour from Heriot-Watt. Perth and Stirling are within an hour's drive with Dundee, Aberdeen and Inverness within two to three hours' drive.

ACCOMMODATION

Measured on a net internal area basis.

YOUNG HOUSE	SQ FT	SQ M
Ground Floor	4,733	439.72
First Floor	4,874	452.80
TOTAL	9,607	892.52

DESCRIPTION

Young House is a two-storey modern office building providing efficient open plan accommodation on both floors. Due to the sloping nature of the site, both floors of the building have car parking and access points.

Young House is specified to a good modern standard incorporating solid carpeted / vinyl tiled flooring to most areas, emulsion painted walls, perimeter trunking at dado level, suspended ceiling with recessed LED lighting and ceiling mounted comfort cooling cassettes and electric panel radiators.

There is an electric powered roller shutter door on the upper floor providing access to the car park.

The building is served by well-equipped kitchenettes on both floors. WC and shower facilities are available on each floor.

The Lower floor is devoted to a large clean room (approximate dimensions 23.36 m x 9.87 m) which has an anti-static floor and is served by 3 phase power and compressed air.

The building has 32 parking spaces.



TENURE

The property is held under a lease of 97 years from 1st January 2006 and expiring on 31st December 2103, therefore having an unexpired term of 78 years. The tenant is entitled to a lease extension of 26 years by serving not more than 36 months notice nor less than 24 months notice before 31st December 2103.

The initial ground rent was £17,790 per annum and is subject to upwards only rent reviews every 5 years to 12.50% of rack rent.

PARKING

The building has 32 parking spaces.

EPC

The building has an EPC B 25 rating.

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.





Young House Heriot-Watt University, Edinburgh, EH14 4AP



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 30.03.2026

METHOD OF LETTING/SALES

The property is available to let. Alternatively, the Landlord would consider a sale.

CONTACT

For further information please contact:

Mike Irvine
 Director - Savills
 mike.irvine@savills.com
 07919 918 664

Kate Jack
 Associate - Savills
 kate.jack@savills.com
 07815 032 092

Will Hughes
 Associate Partner - Carter Jonas
 will.hughes@carterjonas.co.uk
 07795 457 343

