

TO LET

OFFICE / LABORATORY
ACCOMMODATION

902 – 5,741 sq ft

Research Avenue South
Heriot Watt Research Park
EH14 4AP



QUANTUM
COURT

UNITS

4.4 | 5.2 | 5.3

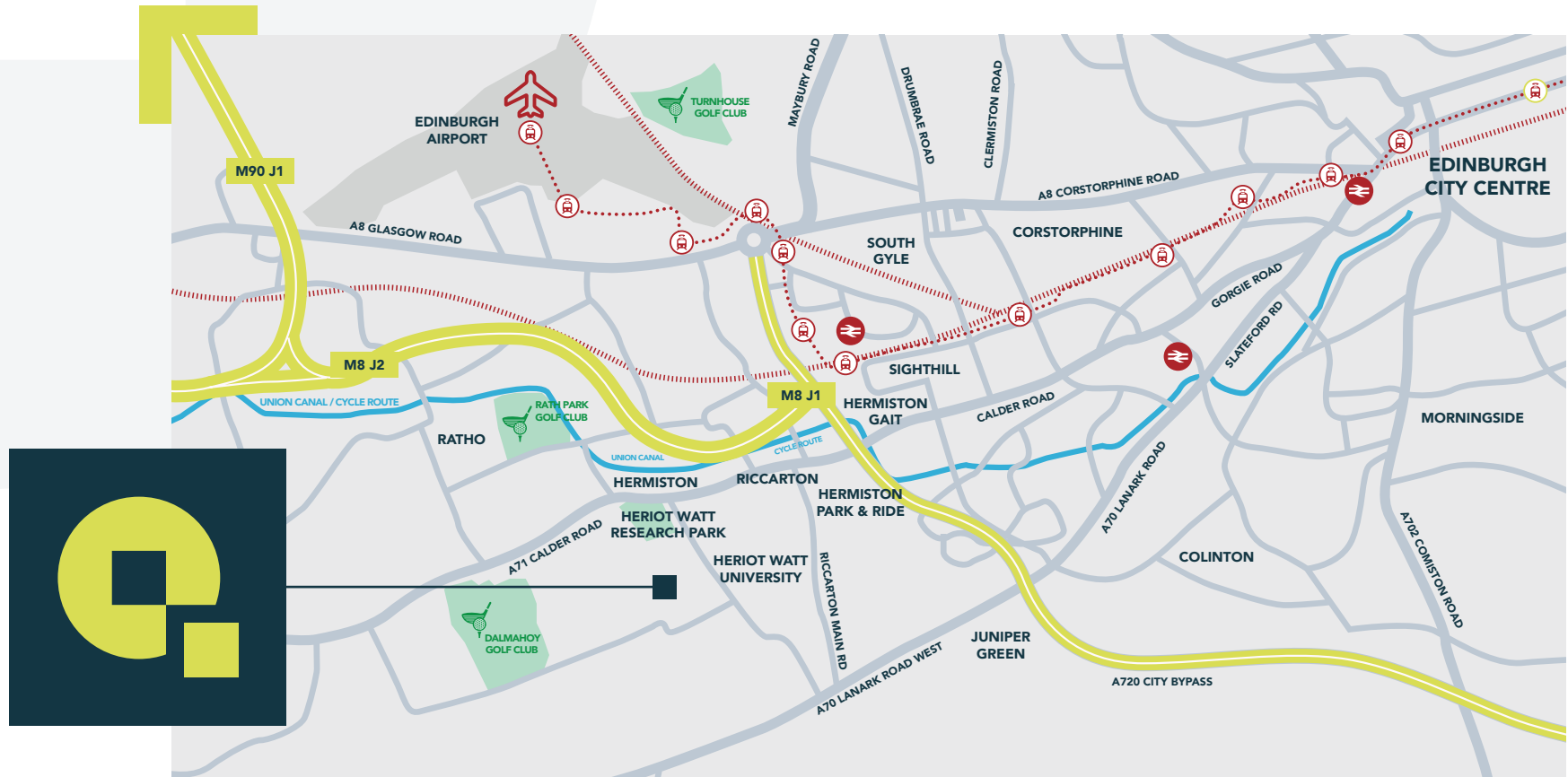
LOCATION

The property sits within the established Heriot-Watt University Research Park, conveniently located within 0.5 miles of the intersection of the M8 Motorway and 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 access across the City. Edinburgh Airport is approximately two miles to the North.

Neighbouring occupiers include Trig Avionics, Jeremy Benn Associates, Photonic Solutions, The Centre for Maritime &

Industrial Safety Technology, Computer Application Services, Abelon Systems, Tritech International. Other occupiers on the wider Research Park include; MiAlgae; and Fugro ERT, Shure UK, The Scotch Whisky Research Institute, the Institute of Occupational Medicine (IOM) and Scottish Water.

Amenities on the Research Park and University Campus include the Marriott West Edinburgh, sports facilities, international conference centre and library. Hermiston Gait Retail Park and South Gyle Shopping Centre are also located nearby.



DESCRIPTION

The property comprises a single-storey building of blockwork construction, brick elevations, and a pitched metal-clad roof.

The available suites are Unit 4.4, 5.2 & 5.3 which each benefit from dedicated tea preps & WC's facilities. The suites are currently under refurbishment to provide an open plan layout with new LED lighting, new floor coverings and are to be redecorated.

The units specification includes:



PERIMETER TRUNKING



GAS FIRED CENTRAL HEATING



SUSPENDED CEILINGS



SHOWER FACILITY (UNIT 5.3)



GENEROUS CAR PARKING PROVISION

**UNITS FROM
902 – 5,741 SQ FT**



ACCOMMODATION

We have measured these suites in accordance to the RICS Code of Measuring Practice (6th Edition) to find the following Net Internal Areas:

UNIT	SQ M	SQ FT
4.4	83.84	902
5.2	180	1,938
5.3 (Under Offer)	270	2,901
Total	533.84	5,741



LEASE TERMS

The accommodation is available on flexible lease terms. Information regarding quoting rents is available from the joint letting agents.

SERVICE CHARGE

Further information regarding the service charge is available on request.

RATEABLE VALUE

UNIT	RATEABLE VALUE	RATES PAYABLE (2024/25)
4.4	£14,900	£7,420
5.2	£22,600	£11,255
5.3	£38,600	£19,223

EPC

A copy of the EPC is available on request.

VAT

All terms are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

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