

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. At this is a sloping site there is access at grade from both floors of the building to car parking on both flanks of the property.

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.





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METHOD OF LETTING / SALES

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

CONTACT

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