

# GEORGE BRUCE BUILDING

VIDEO  
TOUR



**TO LET**  
**MODERN INDUSTRIAL / R&D**  
**FACILITY WITH YARD**  
**1,198 SQ M (12,894 SQ FT)**

Rare opportunity within Heriot Watt University Research Park, a highly popular research and development hub

Minimum eaves height of 12.83m rising to 14.58m

Excellent road and public transport links

Potential for additional land / yard space

Modern specification



**HERIOT-WATT**  
**RESEARCH PARK**  
**EDINBURGH**  
**EH14 4AP**

# 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 five 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.

## A PRIME INNOVATION HUB AT THE GATEWAY TO EDINBURGH.

Occupiers within the research park include Heriot Watt University, the British Geological Survey, the Institute of Occupational Medicine, the Scottish Whisky Research Institute, Scottish Water, Scottish National Blood Transfusion Service, Trig Avionics, Shure UK, Renishaw PLC, Fugro ERT, National Robotarium and Oriam Sports Performance Centre.





# DESCRIPTION



The George Bruce Building is a purpose built facility which offers high quality industrial / research and development accommodation along with attractive office space and staff welfare facilities.

**THE BUILDING IS STAND ALONE AND OF STEEL FRAME CONSTRUCTION WITH FULLY INSULATED STEEL CLADDING TO THE ELEVATIONS AND ROOF.**

Internally the property offers uninterrupted industrial accommodation which benefits from a minimum eaves height of 12.83m rising to 14.58m. Additional storage space at mezzanine level is also provided.

Office space is provided at first floor level and comprises attractive open plan accommodation which benefits from excellent natural daylight, LED lighting, access to meeting rooms and break out areas.

Externally the property benefits from a shared surfaced yard to the rear with small car park to the front elevation. The property further benefits from use of a large communal car park located adjacent.

## SPECIFICATION

The property benefits from the following specification:

- Minimum eaves height of 12.83m rising to 14.58m
- 4 x electrically operated vehicular access doors
- 40t and 10t cranes
- 7m deep test tank
- Electronics workshop
- Welding bay
- 3 phase power supply
- Underground drainage oil/fuel interceptor system
- Under-floor heating in the workshops supplied via ground source heat pumps
- Kitchen facilities
- Changing / shower rooms

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following Gross Internal Area:

|                      | SQ M         | SQ FT         |
|----------------------|--------------|---------------|
| 1F Offices / Welfare | 195          | 2,098         |
| Mezzanine            | 123          | 1,329         |
| GF Industrial        | 880          | 9,467         |
| <b>Total</b>         | <b>1,198</b> | <b>12,894</b> |

## ADDITIONAL YARD / PARKING

There is additional land / yard space available by separate agreement adjacent to the property. Further information is available from the agents.

## BUSINESS RATES

The property requires to be reassessed. Further information is available from the letting agents or by contacting the local Assessor.

## TERMS

The property is available on a leasehold basis for a rent and term to be agreed. Further information on lease terms are available from the agent.

## VAT

VAT will be payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC 'C' rating.

## FURTHER INFORMATION AND VIEWING

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