

# OFFICE / LABORATORY ACCOMMODATION

**Unit 4.4, Research Avenue South  
Heriot Watt Research Park, EH14 4AP**

83.84 SQ M (902 SQ FT)



## QUANTUM COURT

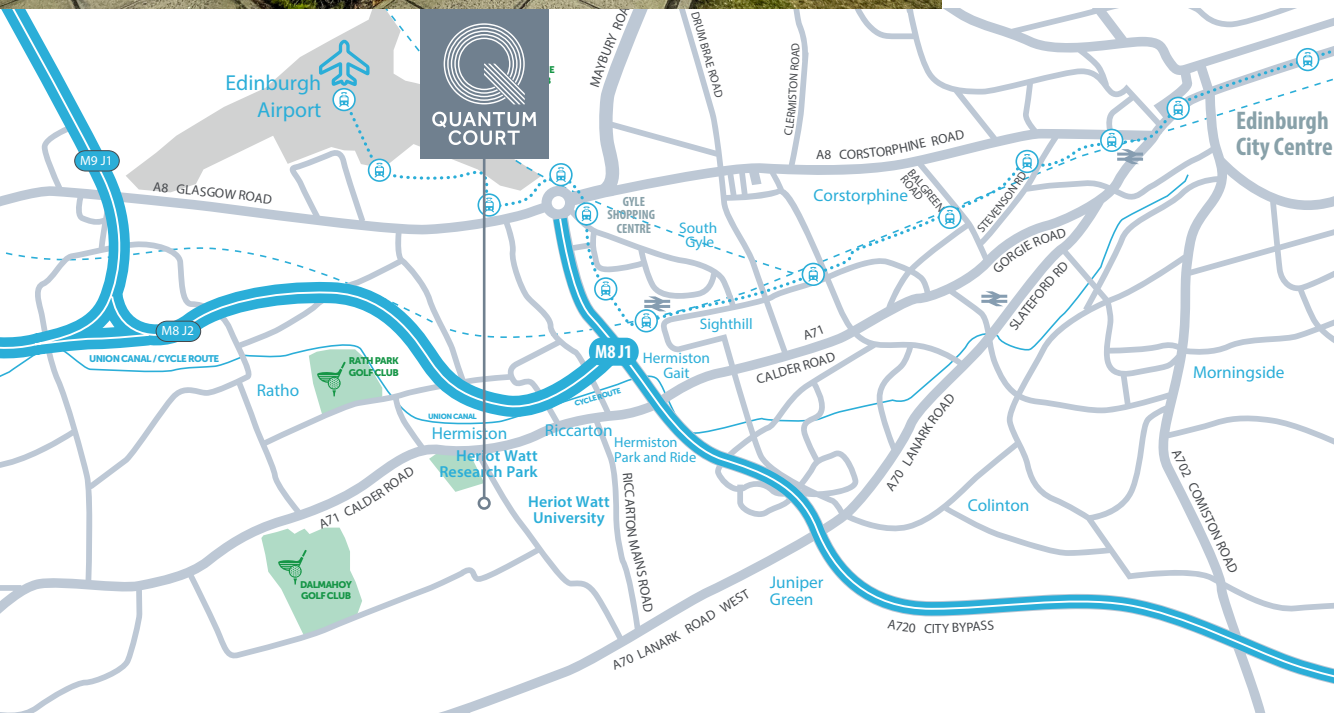
### DUE TO BE REFURBISHED



### Specification

Unit 4.4 currently provides office accommodation with dedicated tea prep and WC's.

The suite is due to be refurbished and the final specification is available on request.



Unit 1	Trig Avionics
Unit 2.1	Jeremy Benn Associates
Unit 2.2	Photonic Solutions
Unit 3.1	The Centre for Maritime & Industrial Safety Technology (Reception)
Unit 3.2	Computer Application Services
Unit 4.1	Abelon Systems
Unit 4.2	Abelon Systems (Reception)
Unit 4.3	Abelon Systems
Unit 4.4	TO LET
Unit 5.1	Celestia Technologies
Unit 5.2	TO LET
Unit 5.3	TO LET
Unit 6.1	Tritech International
Unit 6.2	Hydrafact (Reception)
Unit 6.3	Hydrafact
Unit 7	Dukosi



## Lease Terms

The accommodation is available on flexible lease terms and further information is available via the joint letting agents.

## Rateable Value

The property has a current Rateable Value (RV) of £14,900 which results in a current annual business rates liability (2022/23) of £7,301. Interested parties are advised to make their own enquiries of The Assessors.

\*Please note that tenants may be able to benefit from 100% rates relief through the Small Business Bonus Scheme. Tenant's are advised to make contact with Edinburgh City Council for further information.

## Service Charge

Further information regarding the service charge is available upon request.

## Energy Performance Certificate

The property benefits from an EPC rating of D.

## VAT

All terms are quoted exclusive of VAT.

## Viewing and Further Information

For further information or to arrange a viewing, please contact the joint letting agents:

**Hamish Graham-Campbell**  
hamish.graham-campbell@knightfrank.com  
0131 322 3083

**Simon Capaldi**  
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0131 222 9621



**Hamish Rankin**  
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0131 473 3210

**Iain Taylor**  
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0131 473 3264



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