

# OFFICE / LABORATORY ACCOMMODATION

**Unit 5.2 & 5.3,  
Research Avenue South Heriot Watt  
Research Park, EH14 4AP**

1,938 - 4,839 SQ FT



## QUANTUM COURT



### Specification

Unit 5.3 currently provides a mix of office and lab accommodation with dedicated tea prep, shower and WCs.

Unit 5.2 is due to be refurbished and will present as attractive office accommodation.

Specification includes the following:

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Perimeter trunking

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Gas fired central heating

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Male and Female WCs

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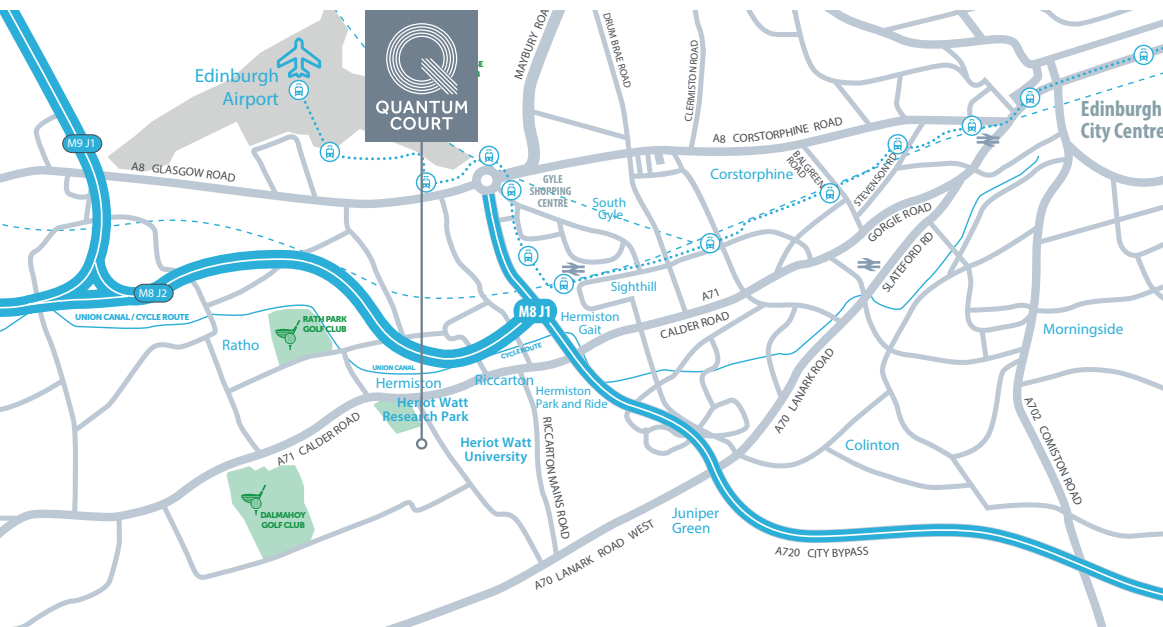
Kitchen facilities

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Generous car parking provision

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Available together or separately



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. Information regarding quoting rents is available from the joint letting agents.

## Rateable Value

The properties have a current rateable value shown on the table below:

Unit	Rateable Value	Rates Payable (2022/2023)
5.2	£22,600	£11,074
5.3	£38,600	£18,914
<b>Total</b>	<b>£61,200</b>	<b>£29,988</b>

## Service Charge

Further information regarding the service charge is available upon request.

## 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
5.2	180	1,938
5.3	270	2,901
<b>Total</b>	<b>450</b>	<b>4,839</b>

## 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**  
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0131 322 3083

**Simon Capaldi**  
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0131 222 9621



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