

Ryden

TO LET

UNIT 10-11

340 SQ M (3,655 SQ FT)



**THE CURVE
32 RESEARCH
PARK NORTH
HERIOT-WATT UNIVERSITY
RESEARCH PARK
EDINBURGH
EH14 4AP**



**SUITABLE FOR OFFICE /
LAB / WORKSHOP USE**

**EXISTING FIT-OUT
AVAILABLE**

ON-SITE PARKING

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



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



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 located within The Curve include: MiAlgae; and Fugro ERT. Other occupiers on the wider Research Park include: 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 sports facilities, international conference centre and library. Hermiston Gait Retail Park and South Gyle Shopping Centre are also located nearby.

DESCRIPTION

The property sits in a 2.25 acre landscaped site and comprises a horseshoe shaped single storey building of steel frame construction with brick frame elevations incorporating double glazed windows. Above the brick elevations are profiled steel cladding sections and a profiled steel sheet cladding mono-pitch roof.

Internally, the property has been fitted out to provide a mix of office space (with associated meeting rooms) and workshop space with the following specification:

-  Part suspended ceilings with associated lighting
-  Gas-fired central heating
-  Tea-prep area
-  Toilet facilities
-  Shower fitted within accessible toilet.
-  Existing Fit out including meeting room available.

ACCOMMODATION

Unit 10-11 comprises 340 sq m (3,655 sq ft) of accommodation with 12 dedicated car spaces.

TERMS

Flexible lease options available including turnkey solutions with occupiers.

BUSINESS RATES

We are advised that the current Rateable Value is £52,300 which results in business rates payable (2023/24) of c. £26,725.

EPC

The building has an Energy Performance Certificate of C.

VAT

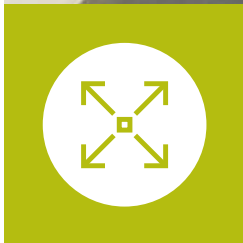
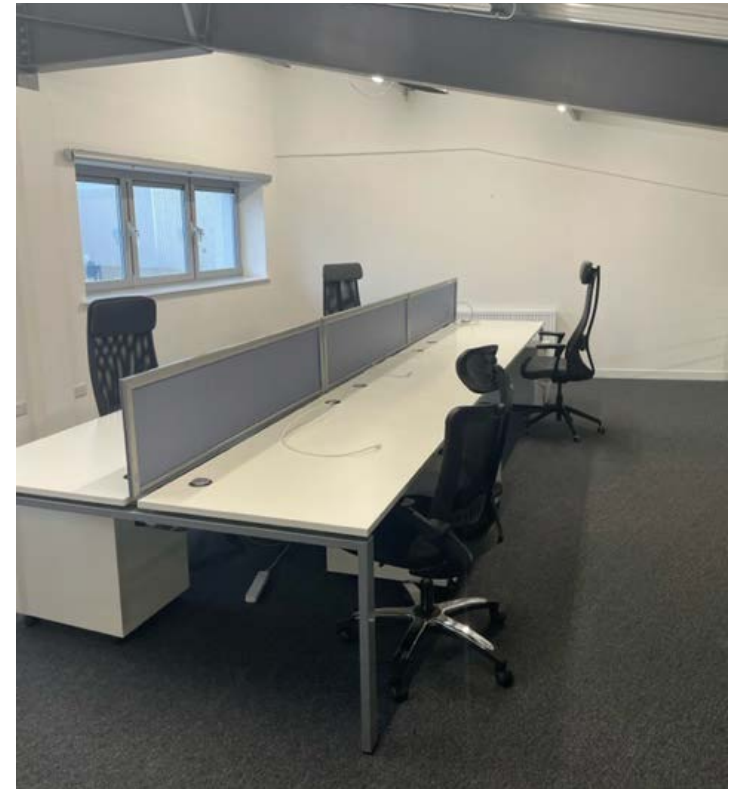
All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

ENTRY

Available immediately.



INTERNALLY, THE PROPERTY HAS BEEN FITTED OUT TO PROVIDE A MIX OF OFFICE SPACE (WITH ASSOCIATED MEETING ROOMS) AND WORKSHOP SPACE



GET IN TOUCH

Viewing is strictly by appointment through the sole agent:

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EDINBURGH

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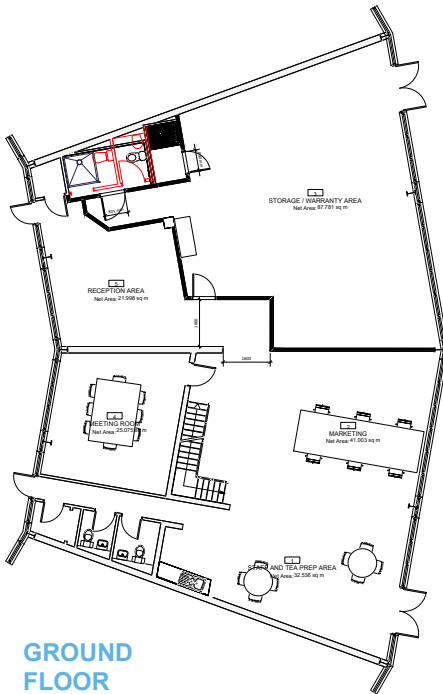
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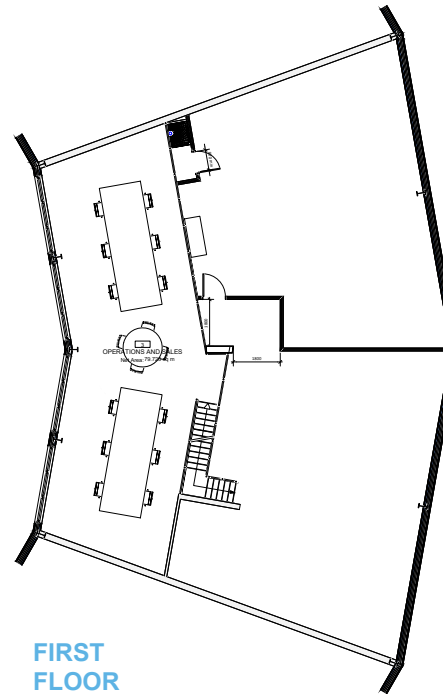
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **March 2024.**



Designed by thefifthhouse.co.uk



GROUND FLOOR



FIRST FLOOR

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