

OFFICE / LABORATORY ACCOMMODATION

Unit 5.2 & 5.3,
Research Avenue South Heriot Watt
Research Park, EH14 4AP
1,938 - 4,839 SQ FT



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:

Perimeter trunking

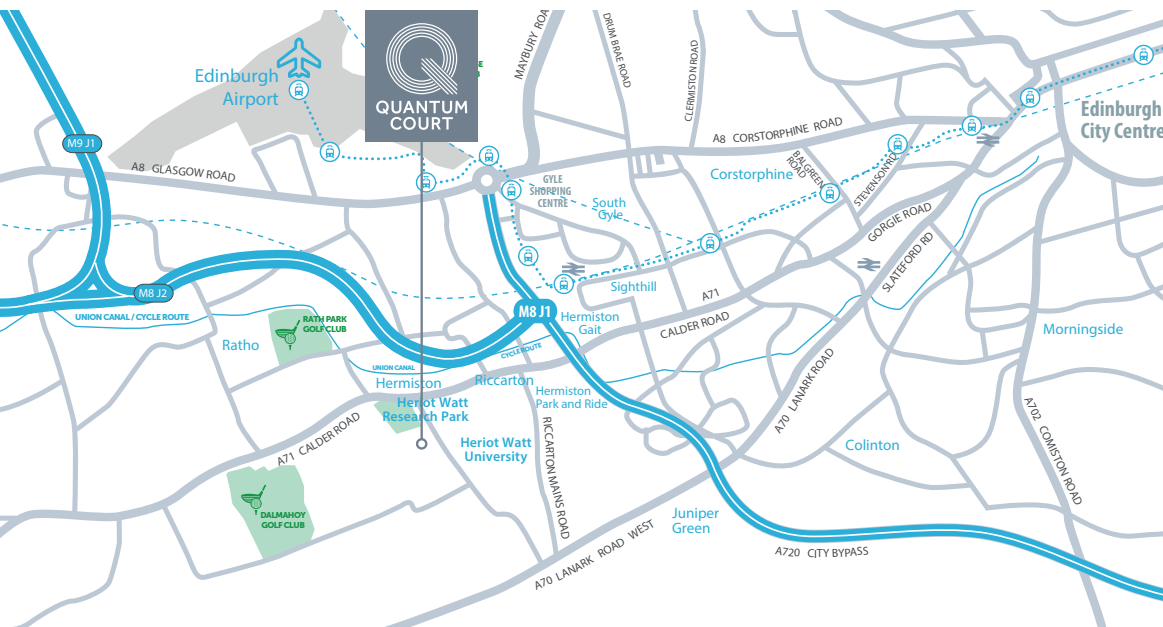
Gas fired central heating

Male and Female WCs

Kitchen facilities

Generous car parking provision

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
Total	£61,200	£29,988

Service Charge

Further information regarding the service charge is available upon request.

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
simon.capaldi@knightfrank.com
0131 222 9621



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
Total	450	4,839

Energy Performance Certificate

The property benefits from an EPC rating of D.

VAT

All terms are quoted exclusive of VAT.



Hamish Rankin
hamish.rankin@ryden.co.uk
0131 473 3210

Iain Taylor
iain.taylor@ryden.co.uk
0131 473 3264

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