

OFFICE / LABORATORY ACCOMMODATION

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

83.84 SQ M (902 SQ FT)



QUANTUM COURT

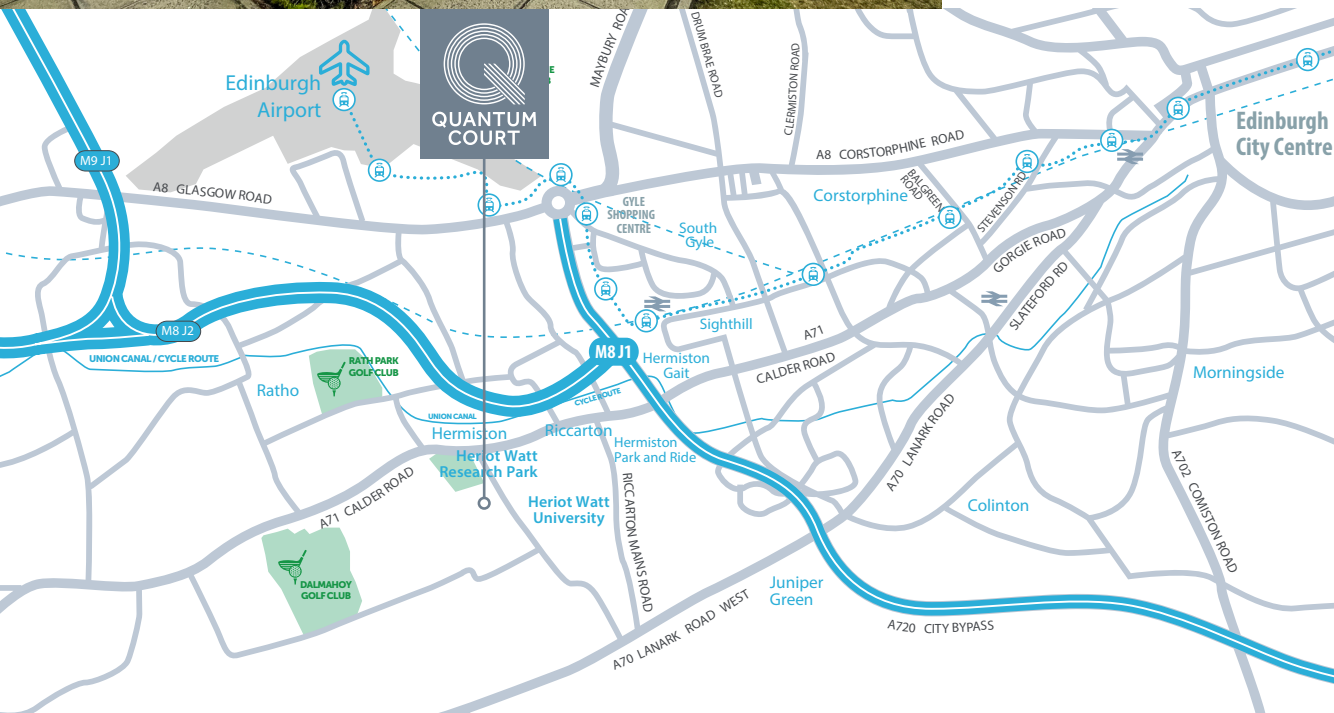
DUE TO BE REFURBISHED



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
simon.capaldi@knightfrank.com
0131 222 9621



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

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



The Agents on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Whilst the Agents use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The Agents as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.
3. No person in the employment of the Agents has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. August 2022

Produced by Designworks