

# OFFICE / LABORATORY ACCOMMODATION

**Unit 5.3, Research Avenue South**  
**Heriot Watt Research Park, EH14 4AP**  
2,901 SQ FT (269.52 SQ M)



## QUANTUM COURT



### Specification

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

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

Specification includes the following:

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Perimeter trunking

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Gas fired central heating

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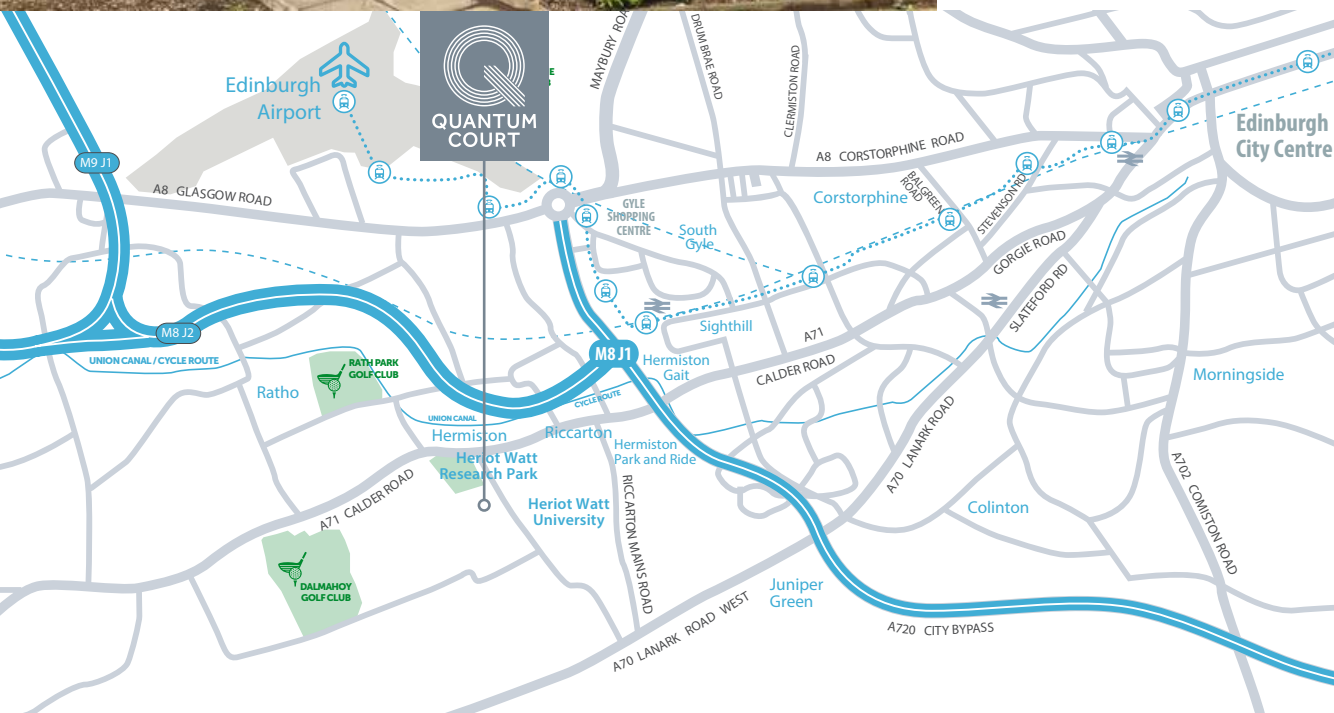
Male and Female WCs

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Kitchen facilities

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Generous car parking provision



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	The Centre for Maritime & Industrial Safety Technology
Unit 5.1	Celestia Technologies
Unit 5.2	The Centre for Maritime & Industrial Safety Technology
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 £23,000 which results in a current annual business rates liability (2020/21) of £11,454. Interested parties are advised to make their own enquiries of The Assessors.

\* Please note that tenants may be able to benefit from the Fresh Start Relief scheme but should satisfy themselves at <https://www.saa.gov.uk/>

## 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:

**Charlotte Swearman**  
charlotte.swearman@knightfrank.com  
0131 222 9630

**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



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