

**\*\*\* PRELIMINARY DETAILS  
AVAILABLE OCTOBER 2016 \*\*\***

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**To Let  
Office**



**Livingstone House, 43 Discovery Terrace  
Herriot-Watt University Research Park,  
Edinburgh, EH14 4AP**

- Two suites available
- 222 - 449 sq m (2,385 - 4,825 sq ft)

Viewing strictly by appointment  
with letting agents.

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## LOCATION

The property is situated within the established Heriot-Watt University Research Park, conveniently located less than half a mile from the intersection of the M8 Motorway / 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 routes across the City. Edinburgh Airport is approximately two miles to the North.

Occupiers within the park include, TES Electronics, The Scotch Whisky Research Institute, Scottish Environment Protection Agency (SEPA), the Institute of Occupational Medicine (IOM) and Scottish Water. Other occupiers located at Discovery Terrace include ICON Plc, The Royal Society for the Prevention of Accidents and Scottish Business in the Community.

Amenities on the Research Park and University Campus include sports facilities, the Edinburgh Conference Centre and library. Hermiston Gait Retail Park and South Gyle Shopping Centre are also located nearby.

## DESCRIPTION

The subjects comprise two office suites within a modern office pavilion set within an attractive Research Park setting.

## ACCOMMODATION

The following suites are available:

43b (First Floor)	227 sq m (2,440 sq ft)
43c (Ground Floor)	222 sq m (2,385 sq ft)
<b>TOTAL</b>	<b>449 sq m (4,825 sq ft)</b>

## CAR PARKING

Each suite benefits from 6 dedicated car parking spaces.

## TERMS

A new Full Repairing and Insuring lease is available for a term to be agreed and further information is available on request from the sole letting agent.

## BUSINESS RATES

We are advised by the Lothian Valuation Joint Board that the premises have the following current Rateable Value / business rates liability:

	Rateable Value	Rates Payable (2016/17)
<b>43b (First Floor):</b>	<b>£31,300</b>	<b>£15,149</b>
<b>43c (Ground Floor):</b>	<b>£31,500</b>	<b>£15,246</b>



## VAT

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

## ENTRY

The current tenant is set to vacate at the end of September 2016 and entry is available from this date subject to conclusion of legal missives.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

<b>43b (First Floor):</b>	<b>EPC "D" Rating</b>
<b>43c (Ground Floor):</b>	<b>EPC "C" Rating</b>

## VIEWING

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