

The Renishaw Building

45 RESEARCH AVENUE NORTH, HERIOT-WATT UNIVERSITY, EDINBURGH, EH14 4AP

To Let/ For Sale

Approximately 9,379 sq ft (871.32 sq m)





LOCATION

Heriot Watt Research Park is one of the most successful and established parks in Scotland with a number of organisations located on the Park covering various sectors including Life Science, Space, Renewable Energy and Engineering.

Heriot-Watt Research Park is located in a beautiful, landscaped parkland on the west side of Edinburgh. It has excellent connectivity being adjacent to the city bypass and M8 and benefits from immediate access to Hermiston Park and Ride for travelling into the city centre. Also close by are Curriehill and Edinburgh Park railway stations. Heriot-Watt Research Park also has excellent access to Edinburgh Airport which is only c. 10 mins by car. Being in west Edinburgh, the Research Park is very accessible from the Central Belt of Scotland and by car, Glasgow is less than an hour from Heriot-Watt. Perth and Stirling are within an hour's drive with Dundee, Aberdeen and Inverness within two to three hours' drive.

DESCRIPTION

The Renishaw Building is a modern two-storey office building which appears to have been built in 1999 to meet Renishaw's particular requirements.

The building has been adapted to provide technical capability as well as offices.

In essence it provides substantially open plan accommodation on two floors and is served by a large double-height entrance hall with an 8-person passenger lift.

The building has been arranged as a mixture of office open plan areas, office rooms, meeting rooms, technical/laboratory/workshop areas and stores. The majority of the building has fully accessible raised floors, emulsion painted walls and suspended ceilings with recessed LED lighting and ceiling mounted Daikin comfort cooling cassettes.

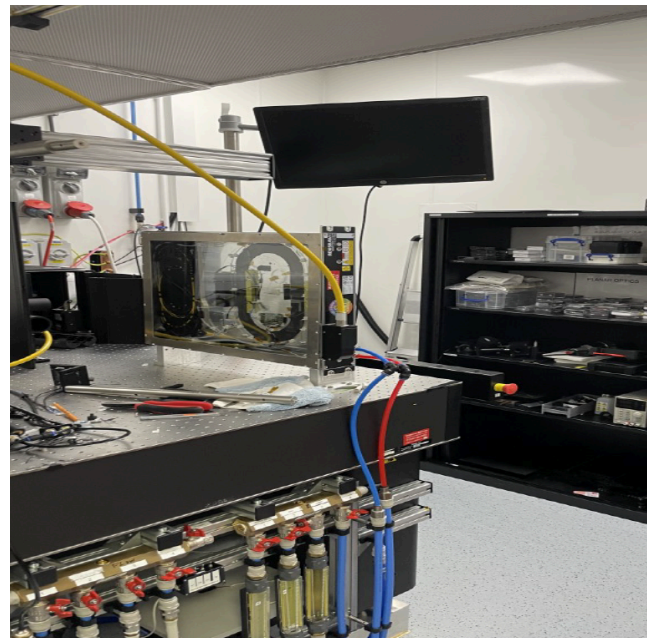
The building is highly modular and is capable of being split into four individual units with WC accommodation and kitchenette being available to each of the four units.

The building has 37 parking spaces.

ACCOMODATION Measured on a net internal area basis.

THE RENISHAW MAIN BUILDING	SQ FT	SQ M
Ground Floor Reception	621	57.69
Ground Floor	4,479	416.11
First Floor	4,279	397.52
TOTAL	9,379	871.32

The Renishaw Building Edinburgh, EH14 4AP



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TENURE

The property is held under a lease of 125 years from 12th July 1998 and expiring on 2nd February 2123, therefore having an unexpired term of 98 years.

The initial ground rent was £18,270 per annum and is subject to 5 yearly rent reviews.

PARKING

The building has 37 parking spaces.

BUSINESS RATES

Rateable Value: £108,000

Rates Payable: £60,372

EPC

The building has an EPC B 22 rating.

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

METHOD OF LETTING / SALES

The property is available to let. Alternatively, the Landlord would consider a sale.

Offers are invited on either option.

CONTACT

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