

Ryden

TO LET

**OFFICE / LABORATORY /
R&D ACCOMMODATION**

**1,015 - 4,642 SQ.FT (94 - 431
SQ.M)**



**LIVINGSTONE HOUSE
43 DISCOVERY
TERRACE, HERIOT-
WATT UNIVERSITY
RESEARCH PARK
EDINBURGH
EH14 4AP**

**MODERN OFFICE /
LABORATORY / R&D SPACE**

DEDICATED PARKING

**ATTRACTIVE RESEARCH
PARK SETTING**

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 Shure UK, the Institute of Occupational Medicine (IOM) and Scottish Water. Other occupiers located at Discovery Terrace include Celestia Technologies Group and Renishaw Plc.

Amenities on the Research Park and University Campus include hotel accommodation, 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 the ground floor office suites which can be combined to create a larger suite within a modern office pavilion set within an attractive Research Park setting.

ACCOMMODATION

The following suites are available:

	SQ M	SQ FT
43C	222	2,385
43D	94	1,015
43E	115	1,242
TOTAL	431	4,642

CAR PARKING

Dedicated on site car parking is available.

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 available suites have the following current Rateable Value / business rates liability:

	RATEABLE VALUE	RATES PAYABLE (2023/24)
43C	£24,900	£12,400.20
43D*	£10,400	£5,179.20
43E*	£13,200	£6,573.60

*Up to 100% relief from business rates may be available under the Small Business Bonus Scheme.

LEGAL COSTS

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

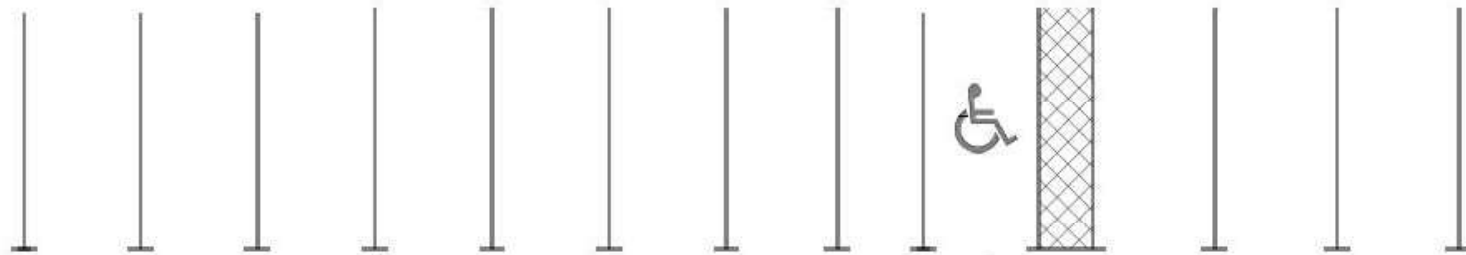
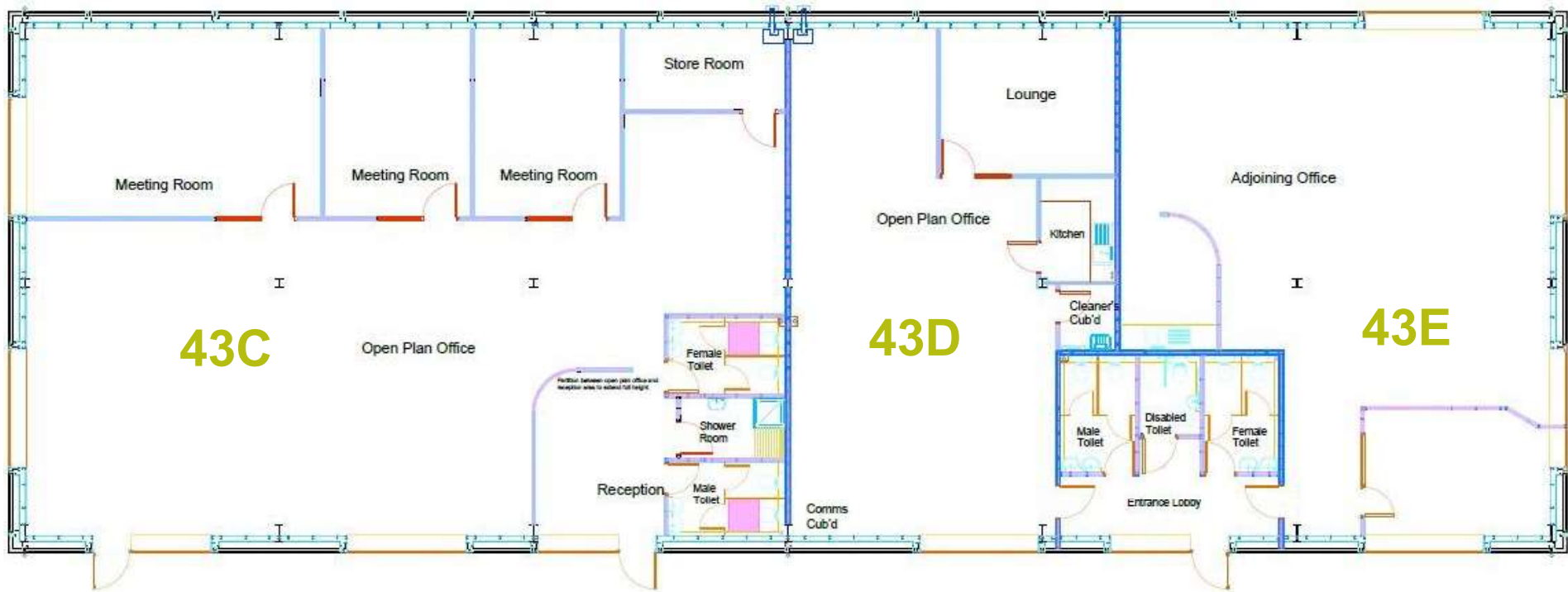
ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC's are available on request.

VAT

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





REVISIONS	DATE
FEASIBILITY STUDY FS	TENDER ISSUE TI <input type="checkbox"/>
BUILDING WARRANT BW	CONSTRUCTION ISSUE CI <input type="checkbox"/>
PLANNING APPROVAL PA	AS BUILT AB <input type="checkbox"/>

Ryden Edinburgh
 Design
 0121 222 2212 www.ryden.co.uk
 7 Broughton Street, Edinburgh EH1 3BN

PROJECT		
LIVINGSTONE HOUSE		
CLIENT		
INPUT CLIENT NAME		
DRAWING TITLE		
INPUT DRAWING TITLE		
DRAWN BY	CHECKED BY	DATE
INITIALS	INITIALS	MONTH YEAR
DRAWING NO.	REVISION	SCALE @ A1
E1234567	- OR LETTER	INPUT SCALE

NOT SCALE FROM DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE.
 Ryden LLP is a limited liability partnership registered in Scotland. Registered number SC2003428

TO LET

OFFICE /
LABORATORY / R&D
ACCOMMODATION

1,015 - 4,642 SQ.FT (94 -
431 SQ.M)



LIVINGSTONE HOUSE
43 DISCOVERY
TERRACE, HERIOT-
WATT UNIVERSITY
RESEARCH PARK
EDINBURGH
EH14 4AP

GET IN TOUCH

Viewing is strictly by arrangement with the sole selling agents:

Iain Taylor

T 07884 322 759

E iain.taylor@ryden.co.uk

Kyle Wright

T 07425 478303

E kyle.wright@ryden.co.uk

EDINBURGH

7 Exchange Crescent

EH3 8AN

0131 225 6612

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of the property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **March 2024**

