

TO LET / MAY SELL – ALL ENQUIRIES
OFFICE / RESEARCH / LABORATORY



**Heriot Watt Research Centre,
Research Avenue South, EH14 4AS**

- Prominently located within Heriot Watt Research Park
- Great connectivity to Edinburgh and the City Bypass
- Office / Research / laboratory accommodation extending to GIA of 565.62 Sq m (6088 sq ft)
- Opportunity to let as a whole or split into smaller suites
- May Sell – All Enquiries

LOCATION

The subjects are located within the established Heriot-Watt University Research Park, situated approximately six miles west of Edinburgh City Centre. The Research Park forms part of the Heriot-Watt University campus, one of Scotland's premier academic and research hubs, offering a high-quality environment for innovation and technology-led businesses.

The property occupies a strategically positioned site approximately 0.5 miles from the junction of the M8 Motorway and the Edinburgh City Bypass (A720), providing excellent access to the wider Scottish motorway network and the Central Belt. Edinburgh International Airport lies approximately two miles to the north, offering convenient national and international connectivity.



Public transport links are strong, with regular bus services into the campus itself as well as operating from Hermiston Park and Ride, located nearby, providing direct access to the city centre and surrounding areas. The location also benefits from proximity to Hermiston Gait Retail Park and The Gyle Shopping Centre, both offering a wide range of retail and leisure amenities.

Neighbouring occupiers within the Research Park include a range of established technology, engineering, and research-based organisations such as Trig Avionics, Photonic Solutions, Jeremy Benn Associates, The Centre for Maritime & Industrial Safety Technology, Computer Application Services, Abelon Systems, and Trittech International. The wider park also accommodates MiAlgae, Fugro ERT, Shure UK, The Scotch Whisky Research Institute, the Institute of Occupational Medicine (IOM), and Scottish Water.

In addition, occupiers benefit from a range of on-campus amenities including the Marriott Edinburgh West Hotel, sports facilities, an international conference centre, and a university library, all of which contribute to the appeal of the location as a well-established and sustainable business destination.

The subjects can be seen on the appended plan.

DESCRIPTION

The subjects comprise a two-storey office, research, and laboratory building held under a pitched roof, occupying a prominent corner site within the Heriot-Watt Research Park. The property benefits from thirteen dedicated car parking spaces and secure bicycle storage.

Internally, the accommodation is currently arranged to provide a series of cellular offices and laboratory areas, which could be reconfigured to create more open-plan space if required. Additional facilities include W/Cs, shower accommodation, and a double roller-shutter garage providing flexible storage or alternative uses.

ACCOMMODATION

According to our calculations and in line with the RICS Code of Measuring Practice 6th Edition we estimate the subjects extend to the following approximate Gross internal area inclusive of garage area:

Floor	Sq M	Sq Ft
Ground	459.49	4945
First	106.13	1142
Total	565.62	6088

RATEABLE VALUE

The rateable value may need re assessed depending on space taken or usage.

RENT

The accommodation is available on flexible lease terms either as a whole or in part. Incentives are available. Rent on application.

SALE

Our client may consider the sale of the property and pricing can be discussed on application.

EPC

A copy of the Energy Performance Certificate can be given upon request

LEGALS

Each party is to pay their own legal costs, the purchaser will be liable for any LBTT, VAT and registration dues incurred within the transaction.

VAT

All prices quoted exclusive of VAT which may be chargeable.



To arrange a viewing please contact:



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5. Date Published: November 2025

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