MALIN HOUSE

TO LET

HIGH SPEC LABS WITH ASSOCIATED OFFICE SPACE

European Marine Science Park

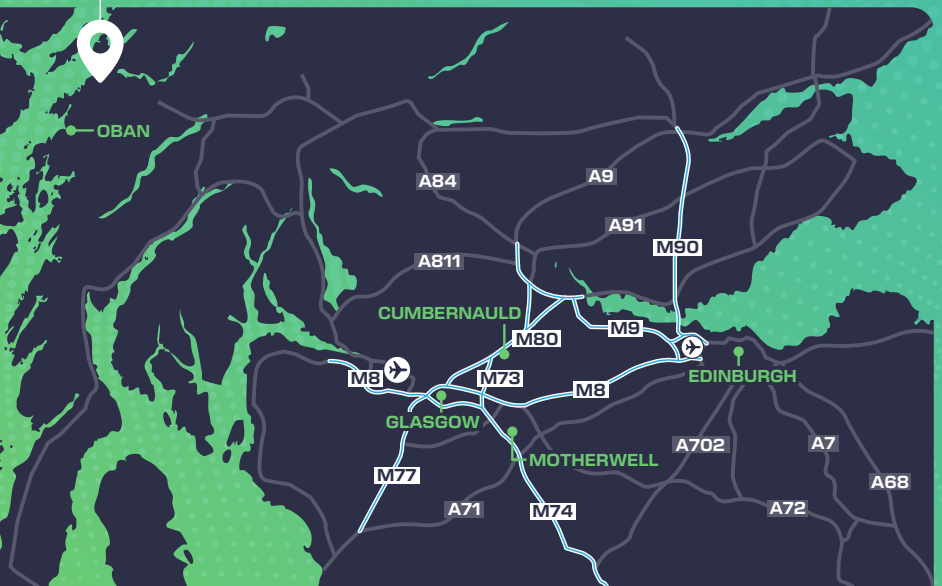
EUROPEAN MARINE SCIENCE PARK/DUNSTAFFNAGE/OBAN/ ARGYLL & BUTE/PA37 1SZ



Location

The European Marine Science Park is situated in a pristine marine environment on Scotland's beautiful West Coast, minutes from the bustling town of Oban - known as The Gateway to the Isles and The Seafood Capital of Scotland. These titles exemplify the area's prominent seafaring identity.





Oban is well connected by air, sea, road and rail. Glasgow Airport is a two-hour drive, and Oban Airport and Ferry Terminal provide regular flights and sailings to many Hebridean Islands. The A82 and A85 trunk roads give easy access to Scotland's motorway network, whilst a regular train service connects Oban to the national rail network. The town itself has an excellent array of local amenities, including shops, supermarkets, schools and restaurants. A magnet for outdoor enthusiasts, the area offers an array of activities, including exceptional sailing, diving, kayaking, hill walking, climbing and skiing.



Description

Malin House provides high quality laboratory and office accommodation within the European Marine Science Park, an established location for Marine Science just 3 miles to the North of Oban.













BUILDING HIGHLIGHTS

- High specification laboratory accommodation with office/write-up space
- Separate Breakout/tea prep areas and boardroom for tenant use.
- Additional desking space available on request
- Beautiful working environment on Scotland's West Coast
- Green building - heating via Biomass plus PV panels





Accommodation

A range of suites are available in the building with each providing both lab and associated write-up space. Please contact the marketing agent for current availability.









TENURE

The suites are offered on Internal Repairing and Insuring Leases for a duration to be agreed upon. Quoting terms are available on application. The suites are for innovative organisations and those needing research and development space with all permitted uses falling within Class 4 of the Town and Country Planning (Use Class) Scotland 1997.

VAT

All costs are quoted exclusive of VAT at the standard rate. Our client has elected to charge VAT.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

ENERGY PERFORMANCE CERTIFICATE

EPC 'A'.

Further Information

For further information or to arrange a viewing please contact the sole agent;

Ryden

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