CAMAS HOUSE

TO LET

13,046 SQ FT HIGH SPEC LABS WITH ASSOCIATED OFFICE SPACE

European Marine Science Park

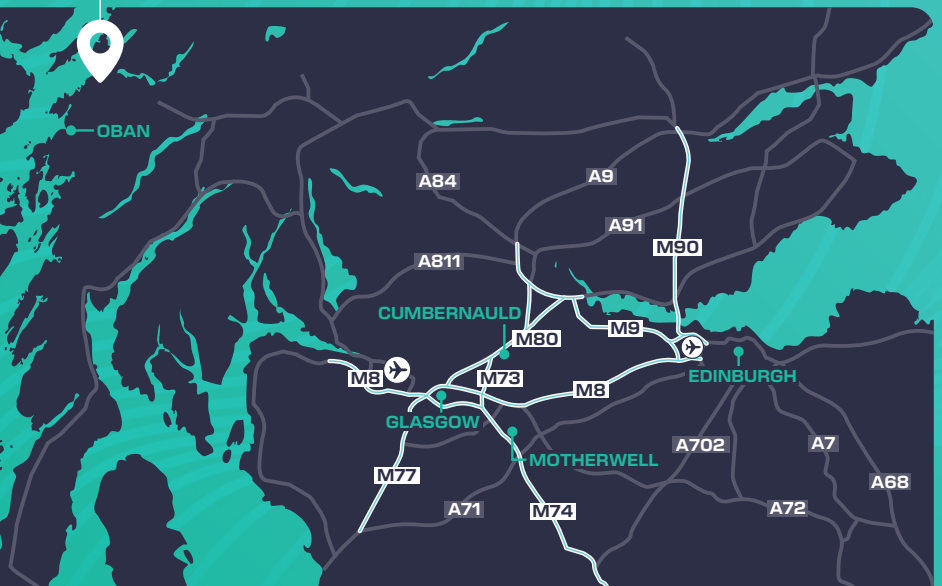
EUROPEAN MARINE SCIENCE PARK/DUNSTAFFNAGE/OBAN/ ARGYLL & BUTE/PA37 1SZ



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

Camas House is the next step in supporting marine sector growth at the European Marine Science Park (EMSP). EMSP is a landmark marine science facility situated in Argyll, on Scotland's west coast. Set into a stunning natural environment, the EMSP is the ideal place in Scotland for marine science research and blue economy business growth.









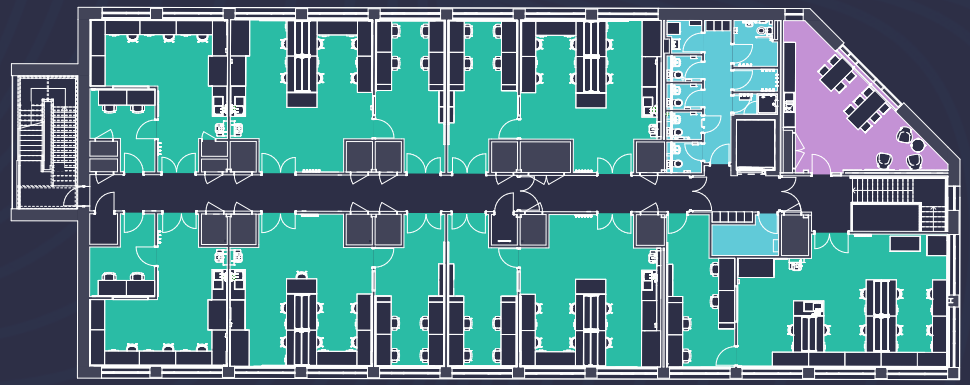




BUILDING HIGHLIGHTS

- High specification labs with separate office/ write up areas
- Breakout areas/tea-preps and boardroom for tenants' use
- Additional desking to rent on flexible basis
- Green building
- Beautiful working environment on Scotland's West Coast

Accommodation





First Floor	6,458 sq ft
Ground	6,588 sq ft

The ground floor is suitable for single occupation or may be sub-divided to accommodate a flexible range of sizes.

This state of the art building provides 7 lab suites with associated write-up offices on the first floor plus a shared kitchen and collab space. The ground floor is in a shell condition ready to take tenant fit-out and benefits from a loading door.







CAMAS HOUSE



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

ALAN GILKISON
Partner
–
07770 331 525
alan.gilkison@ryden.co.uk

TOM CONWAY
Associate
–
07827 197 068
tom.conway@ryden.co.uk

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. April 2026.