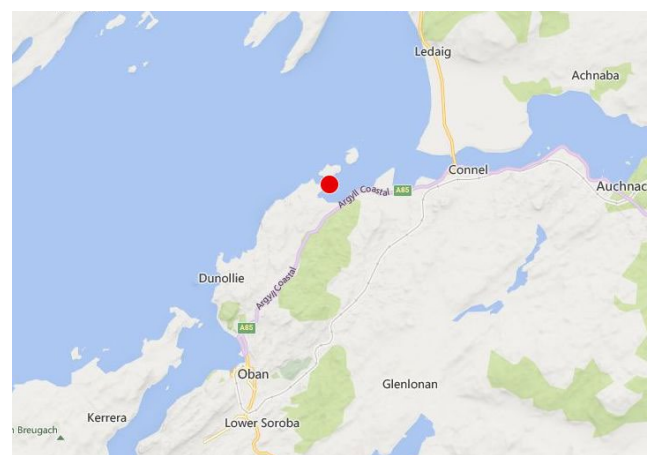




Suite 12, Malin House, European Marine Science Park, Dunstaffnage, Oban PA37 1QA

- High Spec Office/Laboratory Accommodation
- Total Floor Area: 72.49 sq m/780 sq ft
- Suitable for Marine Science Occupier



LOCATION

The European Marine Science Park (EMSP) is situated 3 miles north of the town of Oban – known as “The Gateway to the Isles” and the “Seafood Capital of Scotland”. The emerging marine business cluster and worldrenowned expertise at EMSP provides an entrepreneurial community within which new expanding and inward investing companies can thrive and grow.

With the Scottish Association for Marine Science based at the park, there are excellent opportunities to collaborate with Academia on research and development projects.

Oban is well connected by air, sea, road and air. Oban Airport and Ferry Terminal provide regular flights and sailings respectively to many Hebridean Islands. The A82 and A85 trunk roads give link the area with Glasgow, Fort William and Inverness whilst the town has a terminus station on the highly scenic West Highland Railway Line.

DESCRIPTION

Malin House provides high quality laboratory and office accommodation in an established location for Marine Science. The subject suite is situated on the ground floor which was fitted out in 2021. It comprises high spec office and laboratory space including a fume hood with integrated sink. Further information on the nature of the fit out can be provided on application.

ACCOMMODATION

The net internal area of the subject suite extends to: -

Area	Sq M	Sq Ft
Office	28.94	311
Laboratory	43.55	469
Total	72.49	780

Shared access to board room and a pleasant break-out area in the building’s foyer included.

RATEABLE VALUE

£9,300.

100% business rates relief may be available through the small business bonus scheme subject to application. Further information can be provided on request.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred with any transaction

VAT

Applicable on all costs unless stated.



EPC / SUSTAINABILITY

EPC ‘A’ rating.

Malin House is also a BREEAM “Excellent” rated building. This reflects its high sustainability related credentials.

OCCUPATIONAL COST

To be provided on application.

Please note the occupational cost will be subject to an annual RPI increase.

TERMS OF OCCUPATION

The premises will be available on full repairing and insuring terms for a minimum period of 3 years. The permitted use is for research and development in relation to marine science falling within Use Class 4 of the Town & Country Planning (Use Class) Scotland 1997. Any occupier will require to satisfy themselves that the proposed use falls within the permitted use class.

HIE may elect to set a closing date if they receive multiple expressions of interest.

A deposit of 3 months of occupational cost will be required on entry.

A service charge is applicable for the upkeep of common areas of the building which will be incorporated in to the occupational cost.

VIEWING

Viewings to be arranged via Graham + Sibbald.

To arrange a viewing please contact:



Callum Maclean MRICS

Graham + Sibbald

07803 896941

Callum.Maclean@g-s.co.uk



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Graham + Sibbald

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