



To Let

Ground Floor
6,527 sq ft / 606.38 sq m

PIONEER BUILDING

Edinburgh Technopole
Milton Bridge
EH26 0GB

- Located within a world leading science & business park
- Excellent opportunity for a business within the life sciences & technology sector
- High quality fit out to include large kitchen, shower facilities and meeting rooms
- Potential for furniture and limited IT equipment to be included
- Generous onsite car parking

LOCATION

Edinburgh Technopole, set against the backdrop of the Pentland Hills, is a 126-acre world class science and business park, which is home to an array of businesses within the life sciences and technology sector. The park aims to foster collaboration and opportunity-focused ventures for the community of thriving life sciences companies which call it home.

The park is 8 miles south of Edinburgh City Centre and is easily accessible from the Edinburgh City Bypass. Ample parking is available on site and a local park and ride facility is available at nearby Straiton. The estate is also well served by public transport.

DESCRIPTION

The Pioneer Building was completed in 2020 and is the collaborative heart of Edinburgh Technopole. The building looks out onto green space and provides the park with first class amenities, including premier meeting facilities and [The Kitchen café](#), which is for the exclusive use of Technopole tenant occupiers, site contractors and the Midlothian Science Zone community.

The available Ground Floor suite within Pioneer Building boasts a high quality fit out and there is the potential for the existing furniture to also be included. The suite also benefits from demised WCs, shower facilities and a large kitchen, along with 4 meeting rooms.

ACCOMMODATION

The Ground Floor suite provides 6,527 sq ft / 606.38 sq m office accommodation, measured on an NIA basis in accordance with the Code of Measuring Practice (6th Edition).

LEASE TERMS

The property is available via a sublease or assignation to a business within the life sciences and technology sector. The current lease expires on 6th September 2030, with a tenant break option on 7th September 2025 (subject to at least 6 months' prior notice) at which time there will be an open market rent review. A longer lease can be discussed by separate negotiation.

RENT

Quoting rent is available upon application.

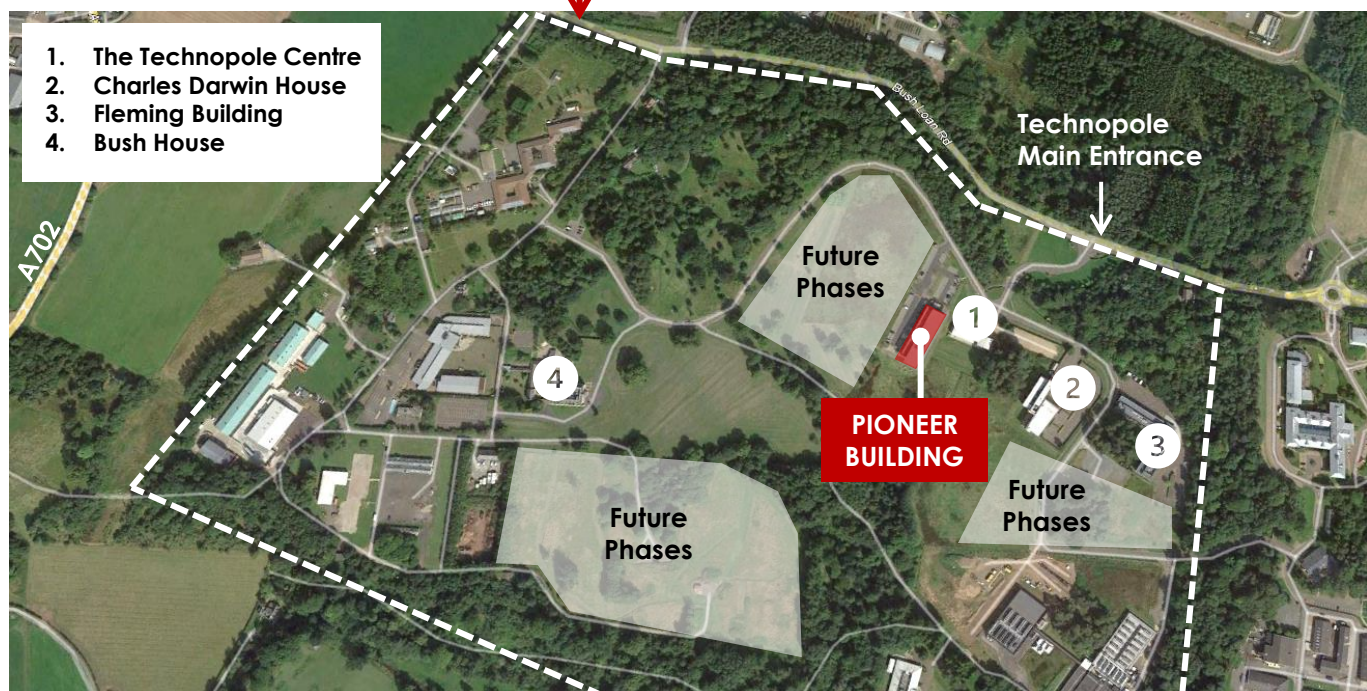
SERVICE CHARGE

There is a service charge for the building and further information is available on request.

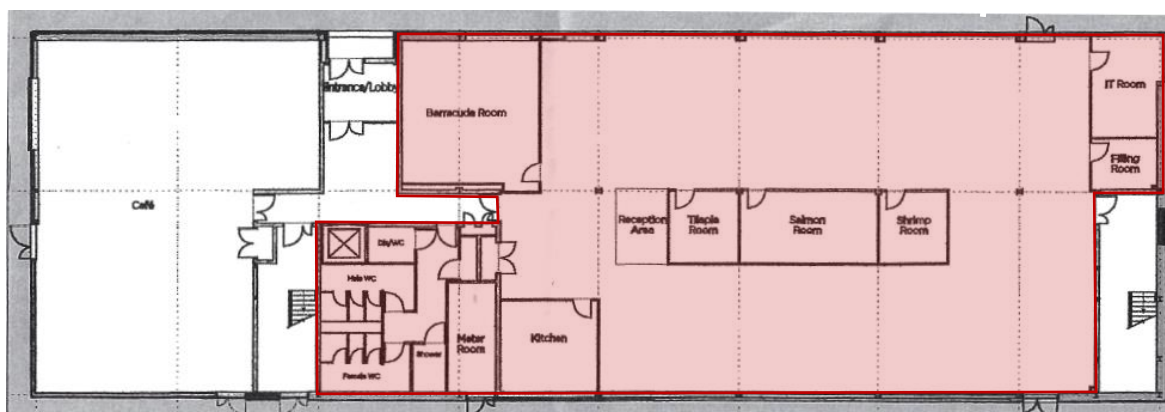




**EDINBURGH
TECHNOPOLE**



**GROUND
FLOOR
SUITE:**





ENTRY

To be agreed between both parties upon conclusion of legal missives.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

VAT

VAT will be charged on rent at the prevailing rate.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates and it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

EPC

Available upon application.

VIEWING & FURTHER INFORMATION

Chris Cuthbert
07989 395 165

chris@cuthbertwhite.com

James Metcalfe
07786 623 282

james@cuthbertwhite.com

IMPORTANT NOTICE: CuthbertWhite Ltd for the Head Tenant of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant 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. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Head Tenant. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared February 2024.

