



# SUITES TO SUIT YOUR MARINE BUSINESS

## MODERN OFFICE SUITES TO LET MALIN HOUSE, EUROPEAN MARINE SCIENCE PARK, OBAN, PA37 1SZ

We have 2 large office suites to let in the marine business hub at the European Marine Science Park.

It's not just the modern working environment you'd expect, but a welcome aboard the on-site marine science research, teaching and business community, anchored by the Scottish Association for Marine Science (SAMS/UHI).

Just across the road there are over 140 scientists working in all fields of marine science and easy access to a wide range of laboratory facilities, research vessels and marine robotics. And over 20 marine businesses as near neighbours.

What's more, in this world of 'new normal', Malin House offers airy internal spaces, green building credentials and cycle to work or lunchtime exercise opportunities in the countryside or on the shore.

### MALIN HOUSE - SPECIFICATION

- Shared access to board room
- Pleasant foyer break-out area
- Free easy allocated parking
- Bicycle shed and showers
- IT connectivity – leased line available
- BREEAM top rating, EPC A with biomass boiler
- Garden and beachside seating
- On site café and visitor centre
- Easy access to HIE's business support team and regular networking events



European  
Marine Science  
Park



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd's nan Eilean



Choose from the following first floor suites, fully fitted, unfurnished and ready to move into now.

	Approx area	Rent per annum*	Rateable value
Suite 2	84.61m <sup>2</sup>	£11840	£10200
Suite 3*	128.92m <sup>2</sup>	32008	£14300

\*Suite 3 prestige position overlooking the main entrance.

**LEASE TERMS – MINIMUM 3-YEAR LEASE ON TENANT FULL REPAIRING AND INSURING TERMS.**

- Service Charge – Occupiers will contribute to a service charge which covers the cost to operate the common areas. Full details on request.
- VAT – VAT applicable on all costs.
- Legal charges - Each party will meet their own legal costs.

**IF YOU'RE KEEN TO EXPAND AMONGST SIMILAR LIKE-MINDED MARINE BASED BUSINESSES, AT A LOCATION RIGHT BY THE SEA ON SCOTLAND'S WEST COAST PLEASE CONTACT US:**

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