



To Let

Ground Floor Office Suite
1,558 sq ft / 144.74 sq m

Apex House
Mid New Cultins
West Edinburgh
EH11 4DH

- Prominent West Edinburgh position
- Generous car parking provision
- Ideally placed for road, tram, bus and rail connections, as well as Edinburgh Airport
- Excellent nearby staff amenities

LOCATION

Situated in a prominent position in West Edinburgh, Apex House is ideally placed close to the A71 junction of the Edinburgh City Bypass, offering both an arterial route to the city centre and easy access to the motorway network.

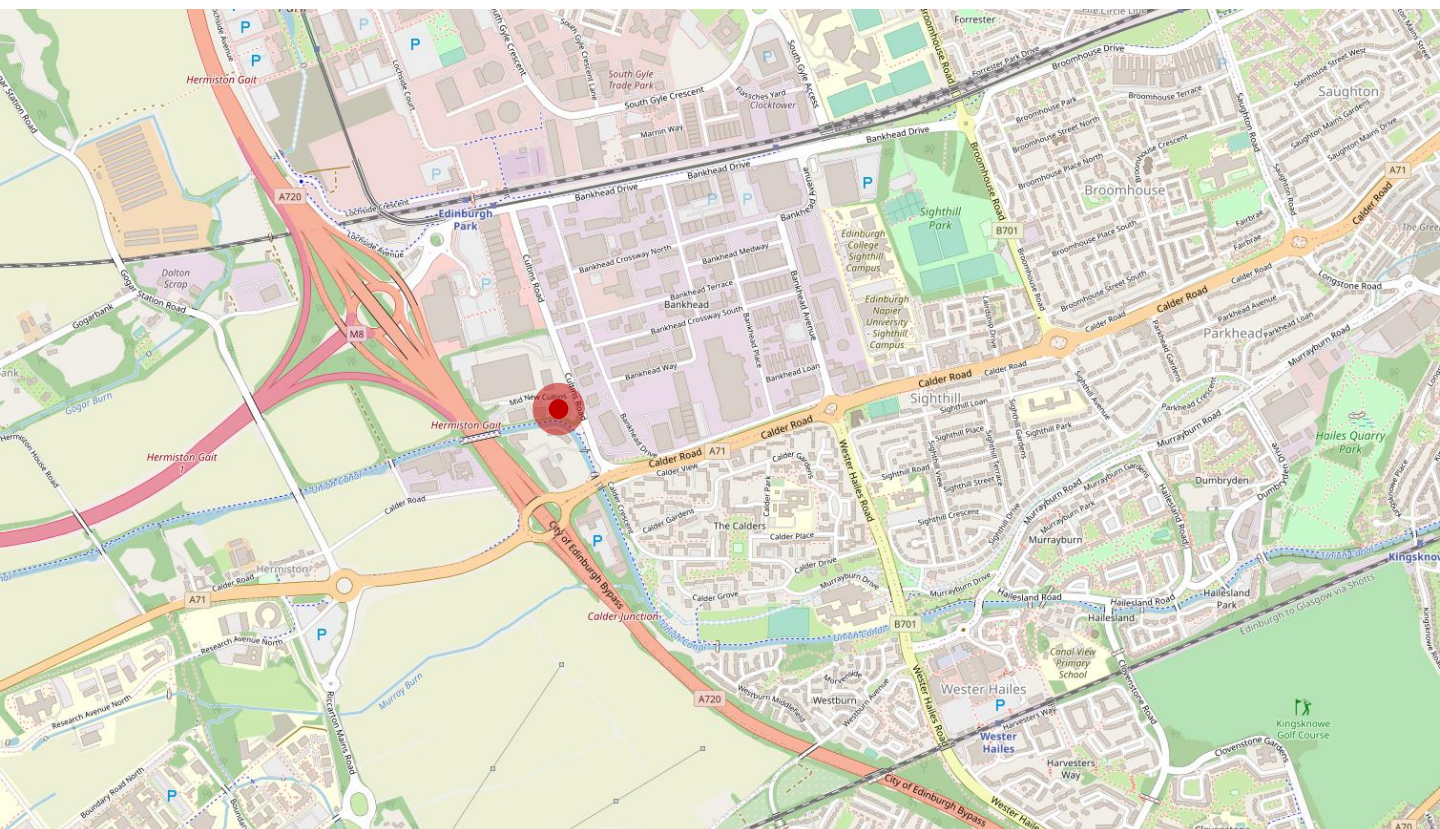
Hermiston Gait Retail Park is a short walk away and provides excellent staff amenity, including a Tesco Superstore, Costa Coffee, KFC, Krispy Kreme, TK Maxx and B&Q, as well as a Premier Inn and Novotel with leisure and meeting facilities. The Gyle Shopping Centre is also a 5 minute drive away.

The building is in a prime location for transport links, situated 5 minutes walk from the Edinburgh Park train station and tram halt. Lothian bus routes to and from the city centre are easily accessible and Edinburgh Airport is a 10 minute drive from the property.

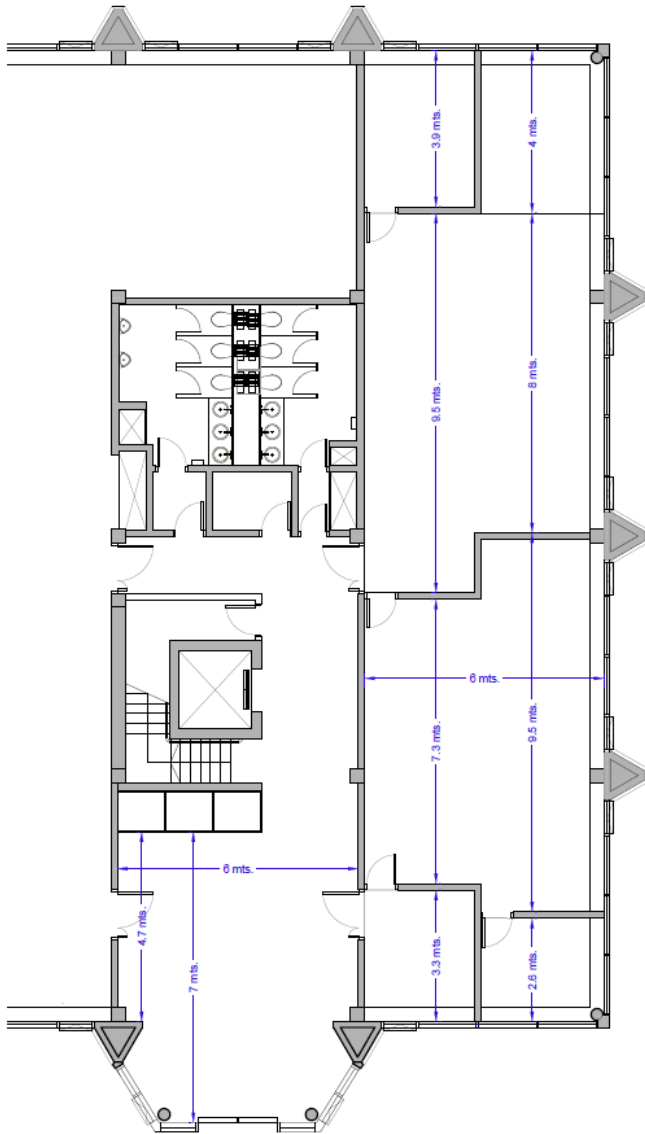
DESCRIPTION

Apex House comprises a detached two storey office building and the available open plan office suite is located on the ground floor. The space has an existing kitchen and meeting facilities and also benefits from:

- Existing Cat5e cabling
- Shower facilities
- Male & Female WC's
- Generous car parking provision
- DDA compliant



GROUND FLOOR FLOORPLAN



ACCOMMODATION

The ground floor suite has a net internal area of 1,558 sq ft / 144.74 sq m.

CAR PARKING

There are four dedicated car parking spaces included in the rent. Additional car parking may be available by separate arrangement.

LEASE TERMS

A new FRI lease is available for lease terms to be confirmed.



ENTRY

Entry can be granted upon conclusion of legal missives.

SERVICE CHARGE

There is a service charge attributable to the property, more details can be provided on request.

VAT

VAT will be charged on rent and service charge at the prevailing rate.

RATES

The accommodation has a current rateable value of £13,200 and qualifies for Small Business Rates Relief. Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.

VIEWING & FURTHER INFORMATION



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