



APEX¹²³

EDINBURGH

TO LET

**NEWLY REFURBISHED
OFFICE SUITES**

**HAYMARKET TERRACE
EDINBURGH EH12 5HD
WWW.APEX123.CO.UK**



LOCATION

APEX 123 is prominently located on Haymarket Terrace, a city centre location that is quickly establishing as one of Edinburgh's key strategic business areas.

Haymarket boasts unrivalled transport links, recently enhanced by the completion of the Haymarket Interchange. It provides a multi-transport hub integrating train, tram, bus, cycle, pedestrian and taxi facilities and includes access to 15 major bus routes across the city, a regular direct tram connection to both Edinburgh Airport and the city centre, and the £25m comprehensively redeveloped Haymarket railway station.

Haymarket Terrace has been greatly enhanced in recent years by a plethora of cafés, bars, restaurants, sandwich bars and hotels – including Starbucks, Tesco Express, M&S Simply Food, Grosvenor Hilton Hotel, Haymarket Hub Hotel, Apex Hotel (directly opposite) and a number of high quality, independently operated restaurants and cafés – all within 3 minutes' walking distance.



DESCRIPTION

Apex123 totals 90,960 sqft and forms a terrace of three self-contained office buildings over ground and four upper levels with secure basement car parking over two levels for 136 cars.

Each building is capable of being single or multi-occupied on a floor by floor basis.

Recently the building has been subject to a comprehensive refurbishment to provide contemporary, high quality business accommodation.



EPC RATING

Apex 1 and 2 have an EPC rating of D. Apex 3 has an EPC rating of E. Further information available on request.

VAT

The property has been elected for VAT and therefore VAT will be payable on rent and other outgoings as appropriate.

FURTHER INFORMATION

For further information please contact the joint letting agents.

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