



# To Let

Ground Floor Office Suite - 2,370 sq ft

## 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
- DDA compliant

## 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.

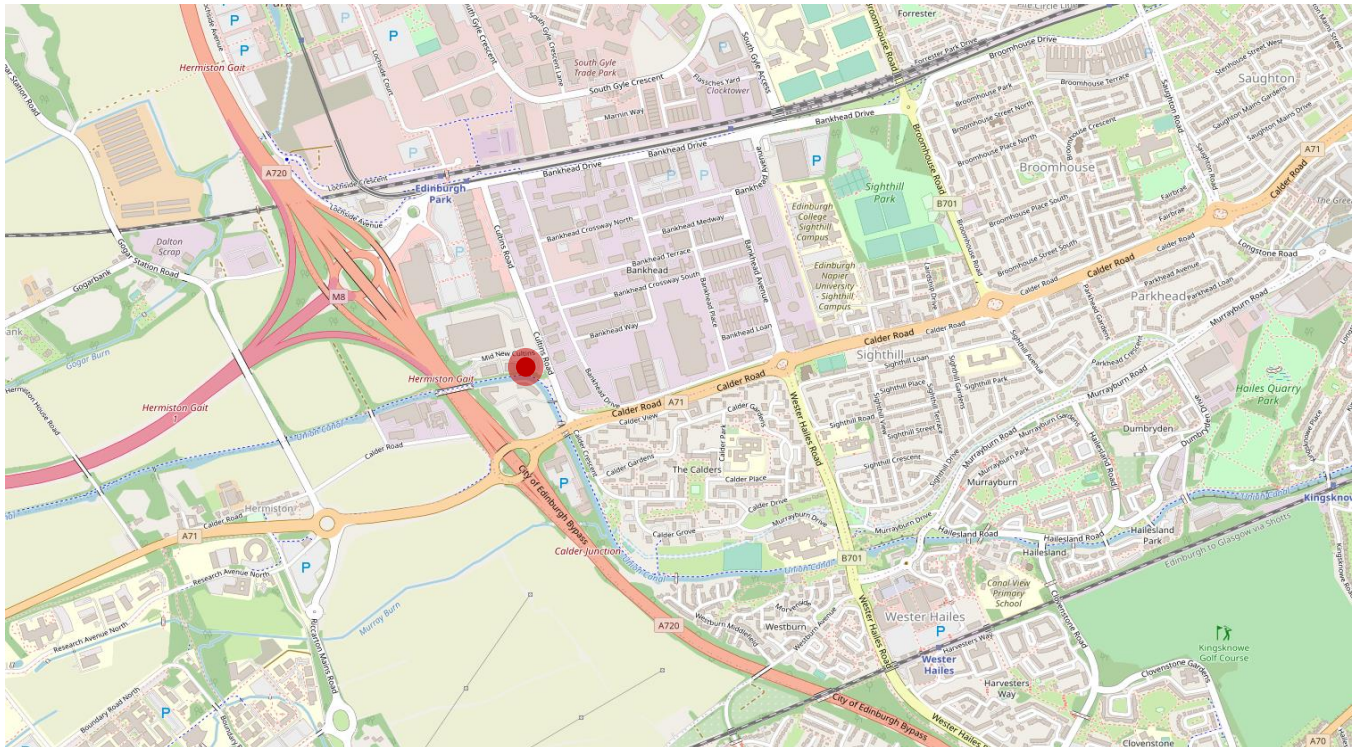
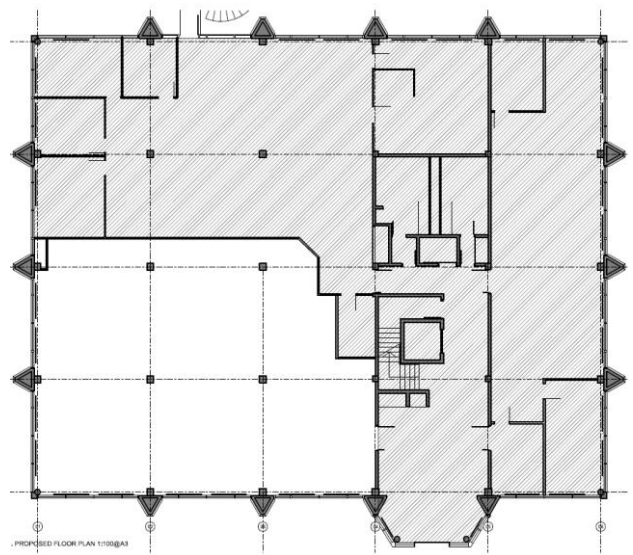
Hermiston Gait Retail Park is a short walk away and provides excellent staff amenity, including a Tesco Superstore, Costa Coffee, KFC, Krispy Kreme, TK Maxx and B&Q, as well as a Premier Inn and Novotel with leisure and meeting facilities. The Gyle Shopping Centre is also a 5 minute drive away.

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.

## ACCOMMODATION

The ground floor suite has a net internal area of 2,370 sq ft / 220.18 sq m and can accommodate around 55-60 desks.



## DESCRIPTION

Apex House comprises a detached two storey office building and the available open plan office suite is located on the ground floor. The suite will benefit from:



**Full Refurbishment**

**Shower Facilities**

**Car Parking**

**Cat5e Cabling**





## CAR PARKING

There are dedicated car parking spaces and additional car parking may be available by separate arrangement.

## LEASE TERMS

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

## ENTRY

The suite is available immediately.

## 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

Available on request.

## 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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