

APEX HOUSE

MID NEW CULTINS | WEST EDINBURGH | EH11 4DH



FOR LEASE

Ground Floor Office Suites
2,370 - 4,897 sq ft



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 suites are located on the ground floor. The suites are fully fitted and benefit from:

- Shower facilities
- Kitchen facilities
- Meeting rooms
- Generous car parking provision
- Cat5e cabling
- Ideally placed for road, tram, bus and rail connections, as well as Edinburgh Airport
- Excellent nearby staff amenities
- DDA compliant

ACCOMMODATION

The suites have been measured in accordance with the Code of Measuring Practice (6th Edition):

- Ground Floor South Suite - 2,527 sq ft / 234.77 sq m
- Ground Floor North Suite - 2,370 sq ft / 220.18 sq m
- **TOTAL - 4,897 sq ft / 454.95**



LEASE TERMS

New FRI leases are available for lease terms to be confirmed.

CAR PARKING

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

BUSINESS RATES

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

SERVICE CHARGE

A service charge is applicable and details are available on request.

VAT

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

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.

ENTRY

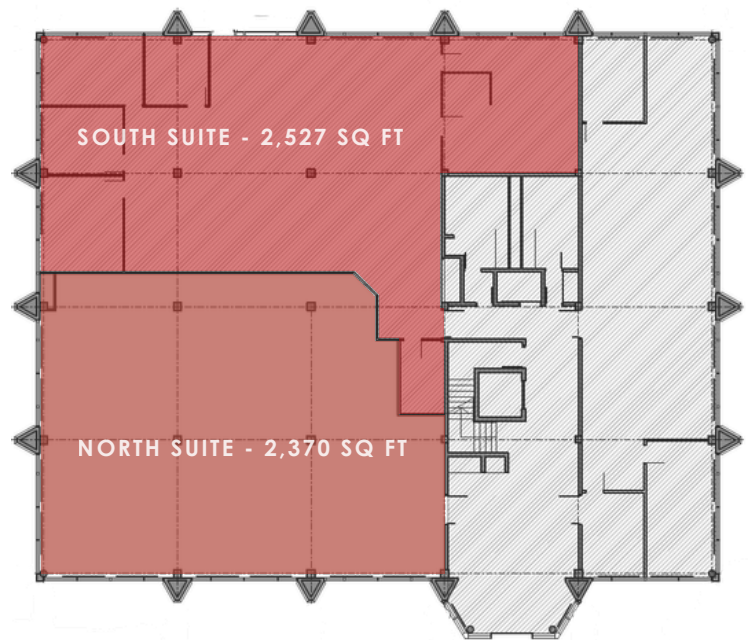
The suites are available immediately.

EPC

The property has an EPC rating of C.

AML REGULATIONS

In accordance with HMRC regulations, we are required to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.



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