Cuthbert White

0131 202 1880



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.

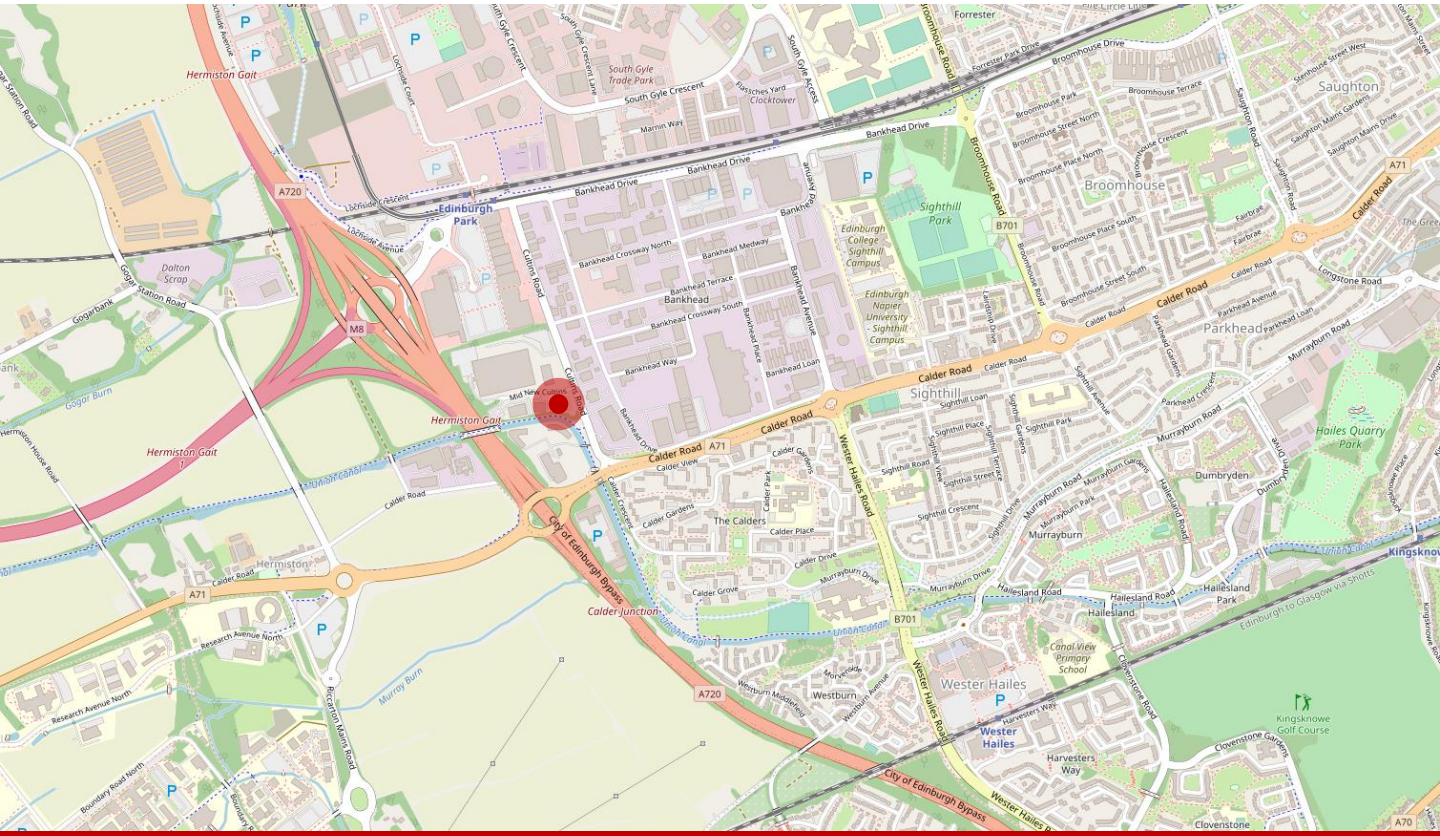
DESCRIPTION

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:

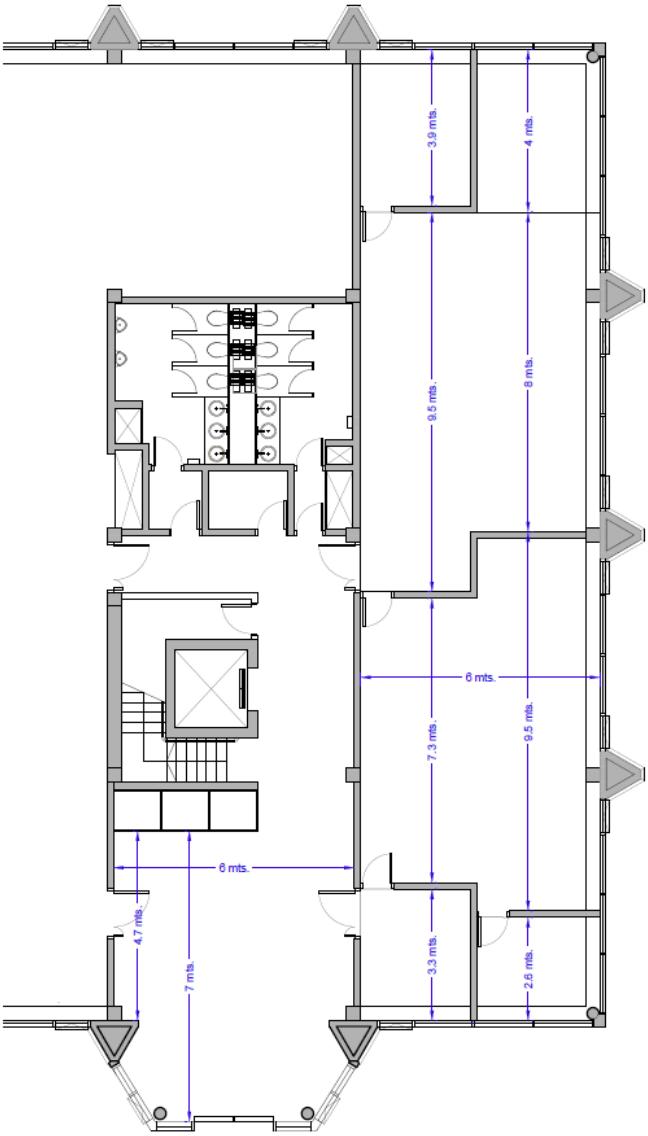
- Existing Cat5e cabling
- Shower facilities
- Male & Female WC's
- Generous car parking provision
- DDA compliant







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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IMPORTANT NOTICE: CuthbertWhite Ltd for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared February 2021.

Cuthbert White