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# TO LET

Fully Refurbished Open Plan Offices  
Available from mid-2016

**1,620 sq ft - 15,456 sq ft**

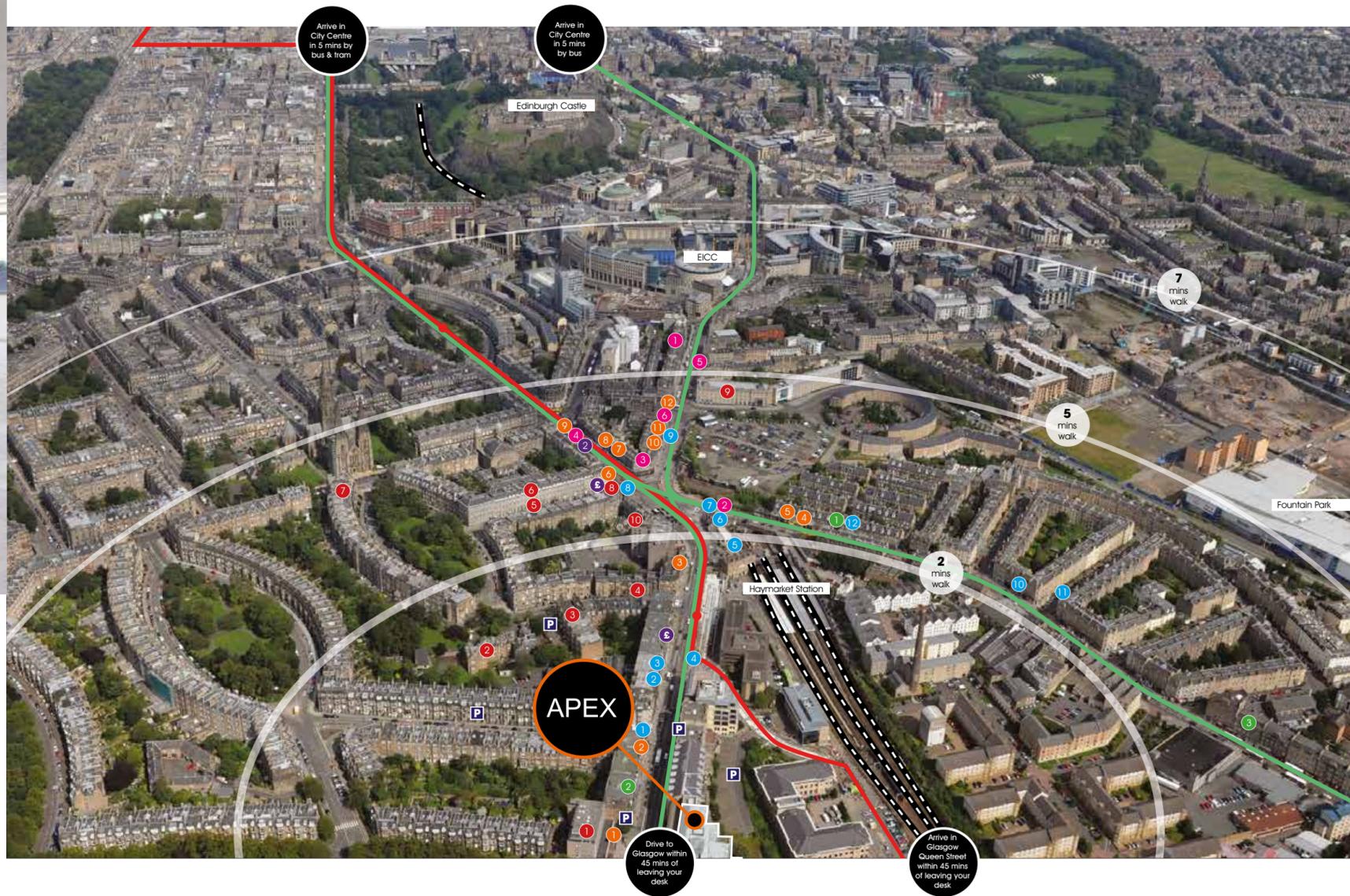
(150.5 sq m - 1,435 sq m)

**APEX**<sup>123</sup>  
Edinburgh





A comprehensive program of refurbishment works has transformed the offices, common parts and exterior of APEX.



**Restaurants**

- 1 Metro West End
- 2 Prince of India
- 3 La Bruschetta
- 4 Sushiya
- 5 The Verandah
- 6 Omar Khayyam
- 7 Le Marche Francois
- 8 The Khukuri
- 9 Gali Italian
- 10 Ignite
- 11 Mumbai Mansion
- 12 Chop Chop

**Coffee/Sandwich Shops**

- 1 Cucina
- 2 Speedy Sandwiches
- 3 Sandwich Culture
- 4 Haymarket Station
- 5 AMT Coffee
- 6 Starbucks
- 7 Nino's Trattoria
- 8 Beanscene
- 9 Sunshine Teas
- 10 La Dolce Vita
- 11 Delish Sandwich Bar
- 12 Greggs

**Supermarkets**

- 1 Scotmid
- 2 Tesco Express
- 3 Co-Operative

**Hotels**

- 1 Apex Hotel
- 2 St Valery Guest House
- 3 Grosvenor Gardens Hotel
- 4 The Glenora
- 5 Hilton Grosvenor Townhouse
- 6 Hilton Hotel
- 7 Ballantrae West End Hotel
- 8 Guards Hotel
- 9 Premier Inn
- 10 Tune Hotel

**Banks/ATMs**

- 5 ATM
- 2 Lloyds TSB

**Bars**

- 1 Thomsons Bar
- 2 Ryries Bar
- 3 The Haymarket Bar
- 4 The Mercat Bar
- 5 Carfers Bar
- 6 The Spiders Web

**Tram Route**

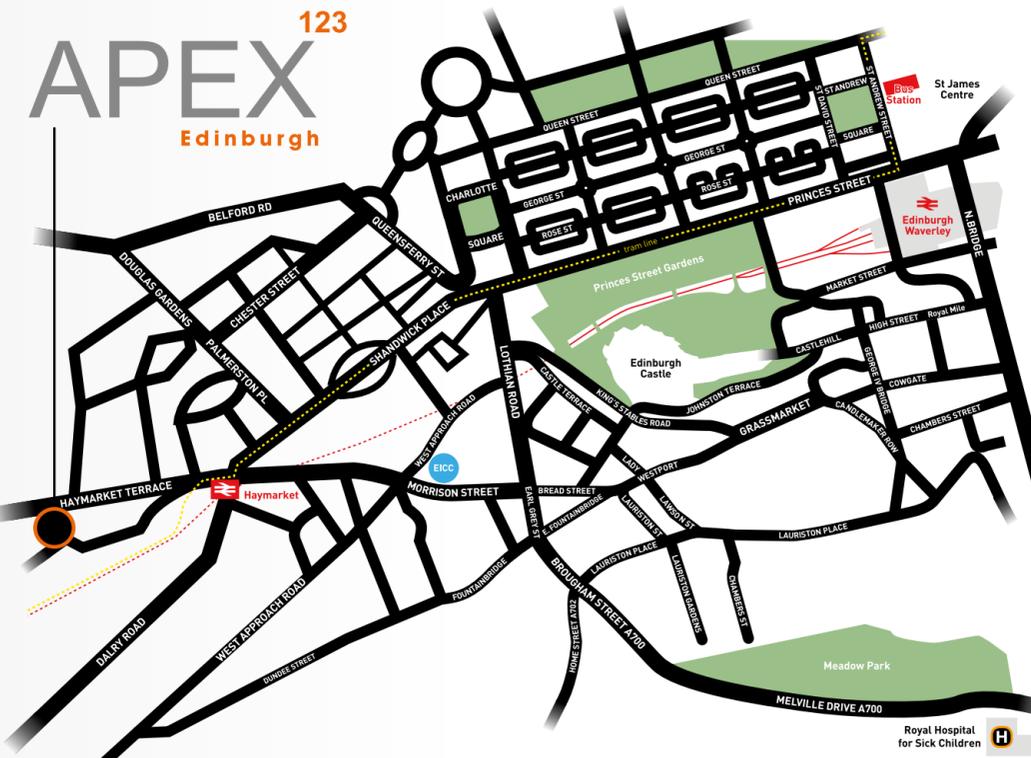
Regular services to the City Centre and Edinburgh Airport.

**Bus Routes**

Airlink, 2, 3, 4, 25, 33, 44, 12, 26, 31

**Train Routes**

Regular services to London, Glasgow and Aberdeen.



**Walking times**

Haymarket Railway Station	2 mins
West End	5 mins
Exchange District	5 mins
City Centre	10 mins

**Travel times (by train)**

London	5 hrs
Glasgow	45 mins
Aberdeen	2.5 hrs
Newcastle	1.5 hrs

## The building

The common parts and exteriors of APEX 2 and APEX 3 have been completely refurbished to provide contemporary, high quality business accommodation over five levels. A similar programme of refurbishment works is now proposed for APEX 1.

### Current Specification APEX 2 & 3 (proposed APEX1)

- New public realm and landscaping at all entrances
- New high quality reception foyers with commissionaire
- New boilers and chiller plant
- Fully refurbished lifts with access to all office and basement car park levels
- New high quality toilets, including showers
- Private terraces with superb views
- Secure car parking (1:550 sq ft)
- EPC Rating APEX 1: (TBC) APEX 2: C+, APEX 3: C

### Available offices will be refurbished to provide the following:

- Full air conditioning
- Metal raised access flooring
- Suspended ceiling incorporating LG7 compliant lighting

## The space



### Accommodation

The approximate net internal areas of the available space are as follows:

Building	Floor	Size (sq ft)	Size (sq m)
APEX 1	3rd Floor	5,048	469
APEX 1	4th Floor	4,080	379
APEX 3	Ground Floor	1,620	150.5
APEX 3	3rd Floor	4,708	437.4
<b>TOTAL</b>		<b>15,456</b>	<b>1,435</b>

Measurements in accordance with IMPS3 are available upon request.

APEX offers flexible office space in a prime City Centre location. With the common parts and exterior refurbished, APEX 2 and 3 provide a fresh and modern space to accommodate a variety of business needs. A similar programme of refurbishment works is now proposed for APEX 1.

The availability of on-site car parking at APEX is second to none: equating to 1 space per 550 sq ft, one of the best provisions in Edinburgh City Centre.

## Available accommodation

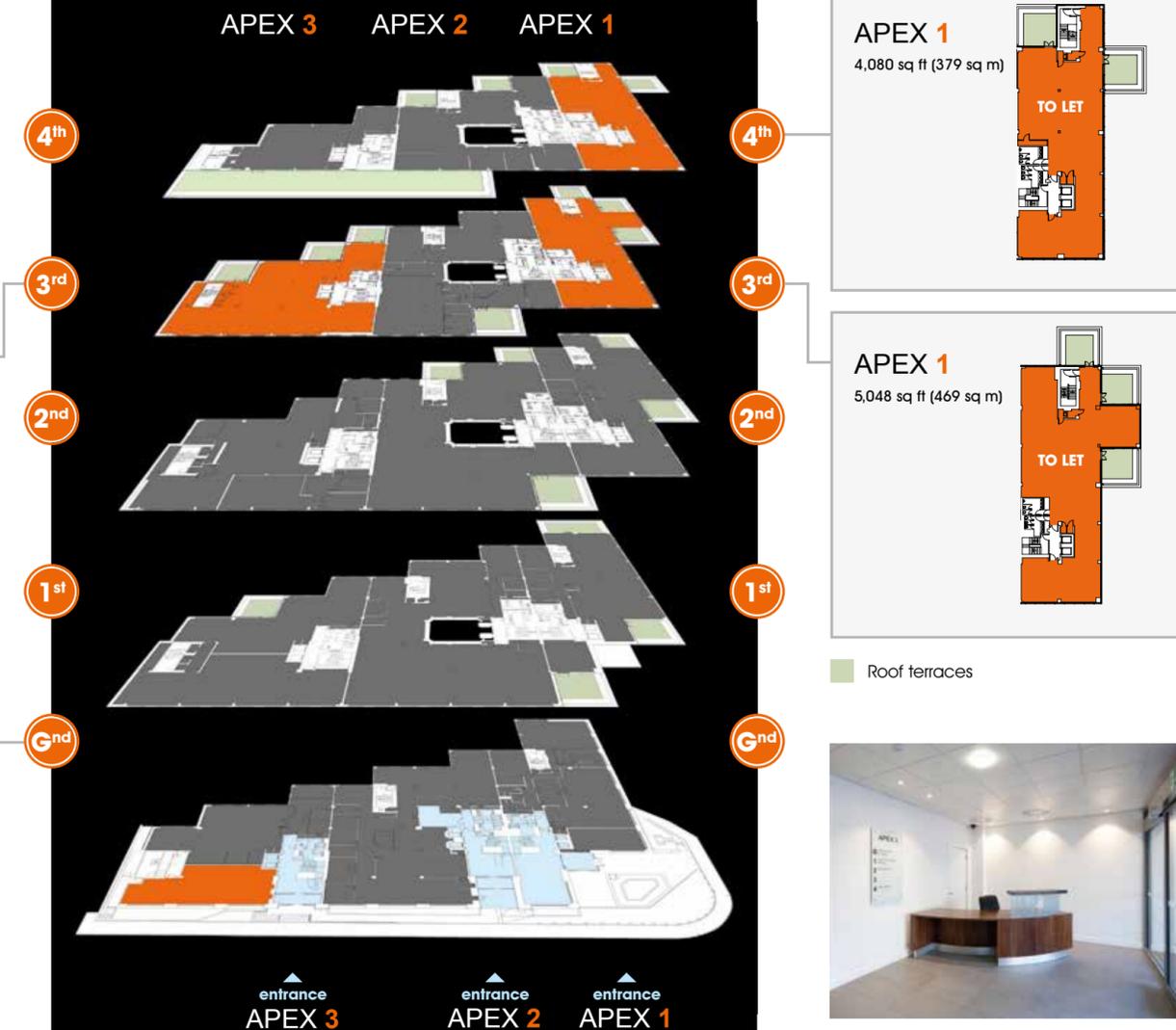
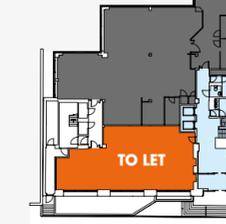
There are a variety of suite sizes available within APEX some of which benefit from dedicated private roof terraces.

The available suites will be refurbished and ready for occupation from start dates commencing mid-2016.

### APEX 3 4,708 sq ft (437.4 sq m)



### APEX 3 1,620 sq ft (150.5 sq m)



# An enviable location

APEX is prominently located on Haymarket Terrace, within an area which is becoming increasingly established as one of Edinburgh's key strategic business locations.

The newly refurbished Haymarket Rail Station is within less than 3 minutes' walk of the property, and provides regular services to locations including: London, Glasgow and Aberdeen. The Haymarket tram stop further provides access to: Edinburgh Airport, west Edinburgh and the east of the City Centre. With over 15 bus routes running within immediate proximity of the building, APEX is second to none in terms of accessibility.

The area surrounding APEX is home to numerous established bars and new restaurants, shops and hotels. With Edinburgh's other key business locations of the Exchange office district and the West End within less than 5 minutes' walk, APEX really does offer it all.

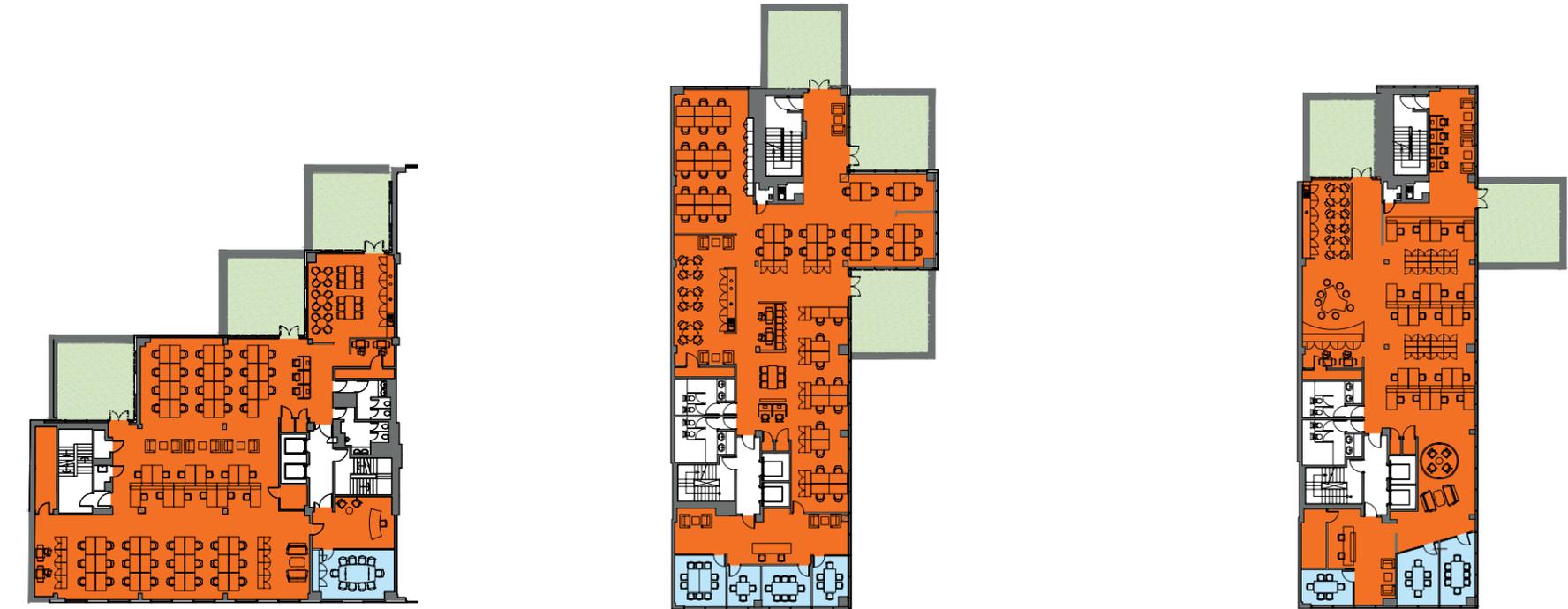


# Space planning

The office space has been designed to offer significant flexibility, meaning a wide variety of layouts can be accommodated. While the below space plans illustrate a number of potential layouts, a bespoke space planning service is available.



Private terraces with superb views



<b>APEX 3, 3rd Floor</b>	
<b>NIA</b>	4,708 sq ft (437.4 sq m)
<b>Staff</b>	59 desks
<b>Density</b>	1 person per 80 sq ft (7.5 sq m)

<b>APEX 1, 3rd Floor</b>	
<b>NIA</b>	5,048 sq ft (469 sq m)
<b>Staff</b>	54 desks
<b>Density</b>	1 person per 93 sq ft (9 sq m)

<b>APEX 1, 4th Floor</b>	
<b>NIA</b>	4,080 sq ft (379 sq m)
<b>Staff</b>	26 desks
<b>Density</b>	1 person per 157 sq ft (15 sq m)