

TO LET

Fully Refurbished Open Plan Offices

2,572 - 24,511 sq ft

239 - 2,277 sq m

123
APEX
Edinburgh



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.



LOCAL SANDWICH



PLATFORM 5



HAYMARKET RAIL STATION
2 mins walk



TESCO EXPRESS
Directly opposite



STARBUCKS
2 mins walk



LOCAL RESTAURANTS



CUCINA DELI
2 mins walk



GROSVENOR HILTON
2 mins walk



TUNE HOTELS



TRAM STOP
2 mins walk



Marks & Spencer



EDINBURGH AIRPORT
10 mins drive



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





3

The building

The common parts and exteriors of APEX 123 have been completely refurbished to provide contemporary, high quality business accommodation over five levels.



Current Specification APEX 1 (APEX 2 & 3 specification being prepared)

- 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
- 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 2	First Floor	9,141	849
APEX 3	Second Floor (rear)	3,670	341
APEX 3	First Floor (front)	2,572	239
TOTAL		24,511	2,277

Measurements in accordance with IMPS3 are available upon request.

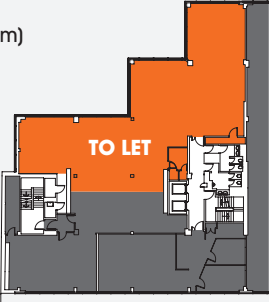
APEX offers flexible office space in a prime city centre location. With the common parts and exterior refurbished, APEX 123 provides a fresh and modern space to accommodate a variety of business needs.

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.

APEX 3
3,670sq ft (341 sq m)



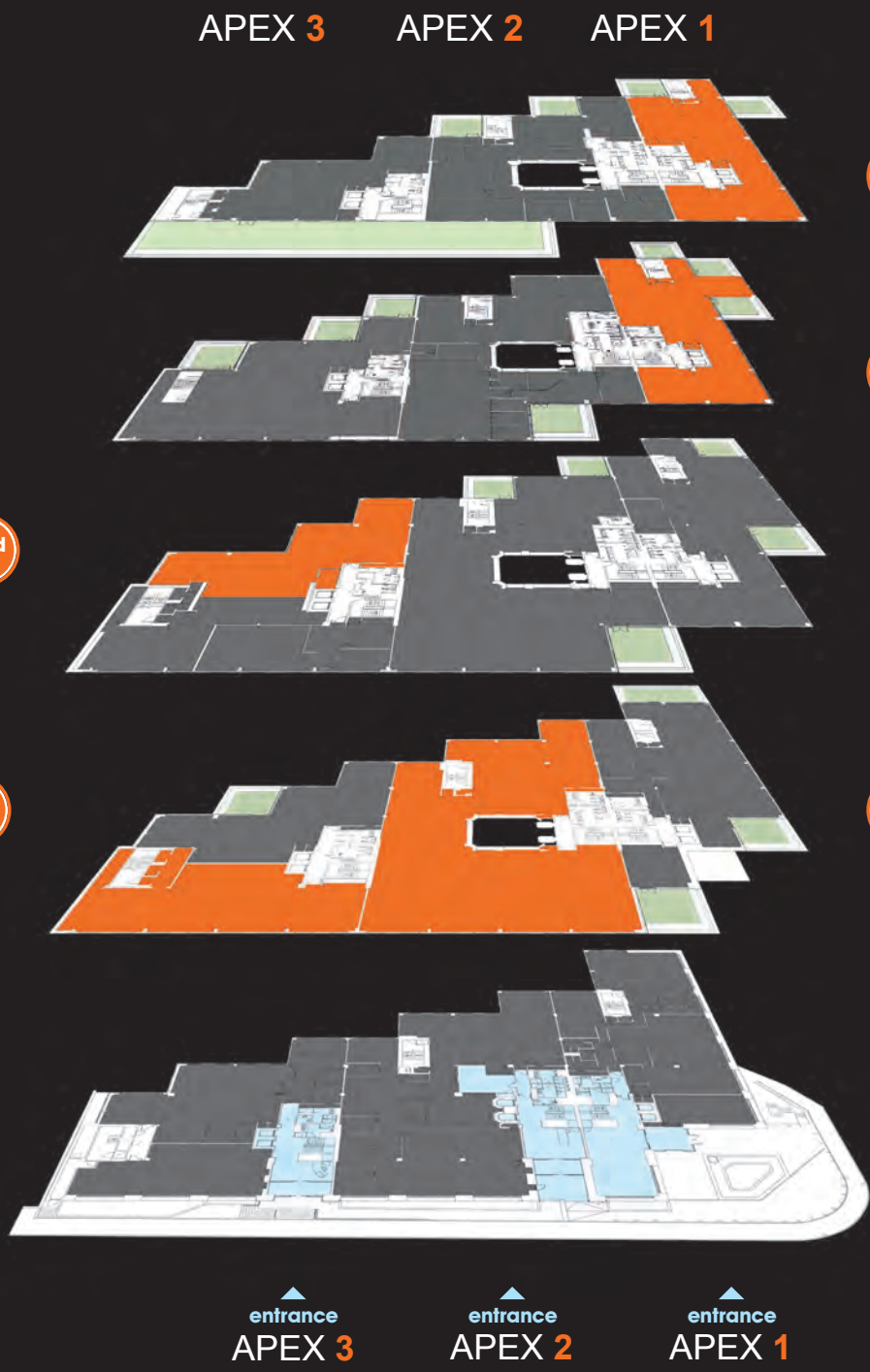
Available
Late 2018

APEX 3
23,572 sq ft (239 sq m)




Available
Late 2018

2nd
1st




4th
3rd
1st

APEX 1
4,080 sq ft (379 sq m)



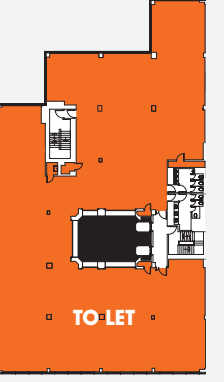
Available
Immediately

APEX 1
5,048 sq ft (469 sq m)



Available
Immediately

APEX 2
9,141 sq ft (849 sq m)



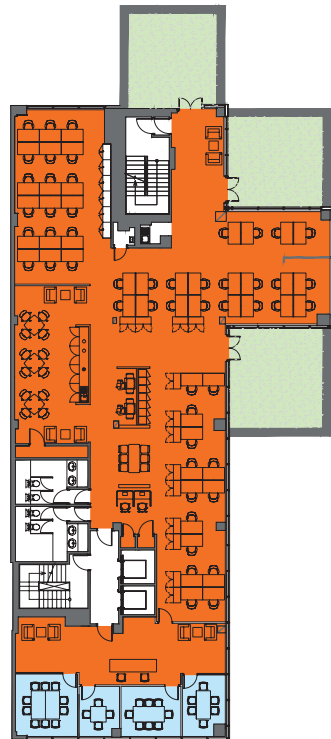
Under
Refurbishment

Roof terraces

Space planning

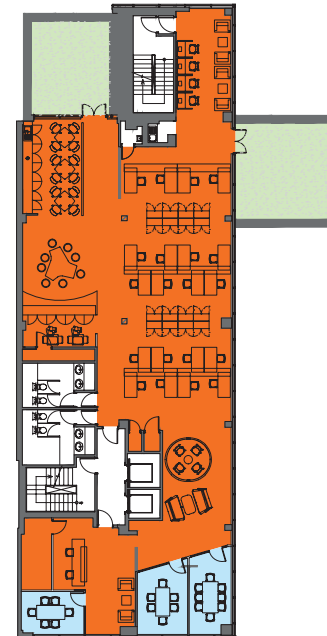
The office space has been designed to offer significant flexibility, meaning a wide variety of layouts can be accommodated. While the below space plans illustrate a number of potential layouts, a bespoke space planning service is available.

Private terraces with superb views



APEX 1, 3rd Floor

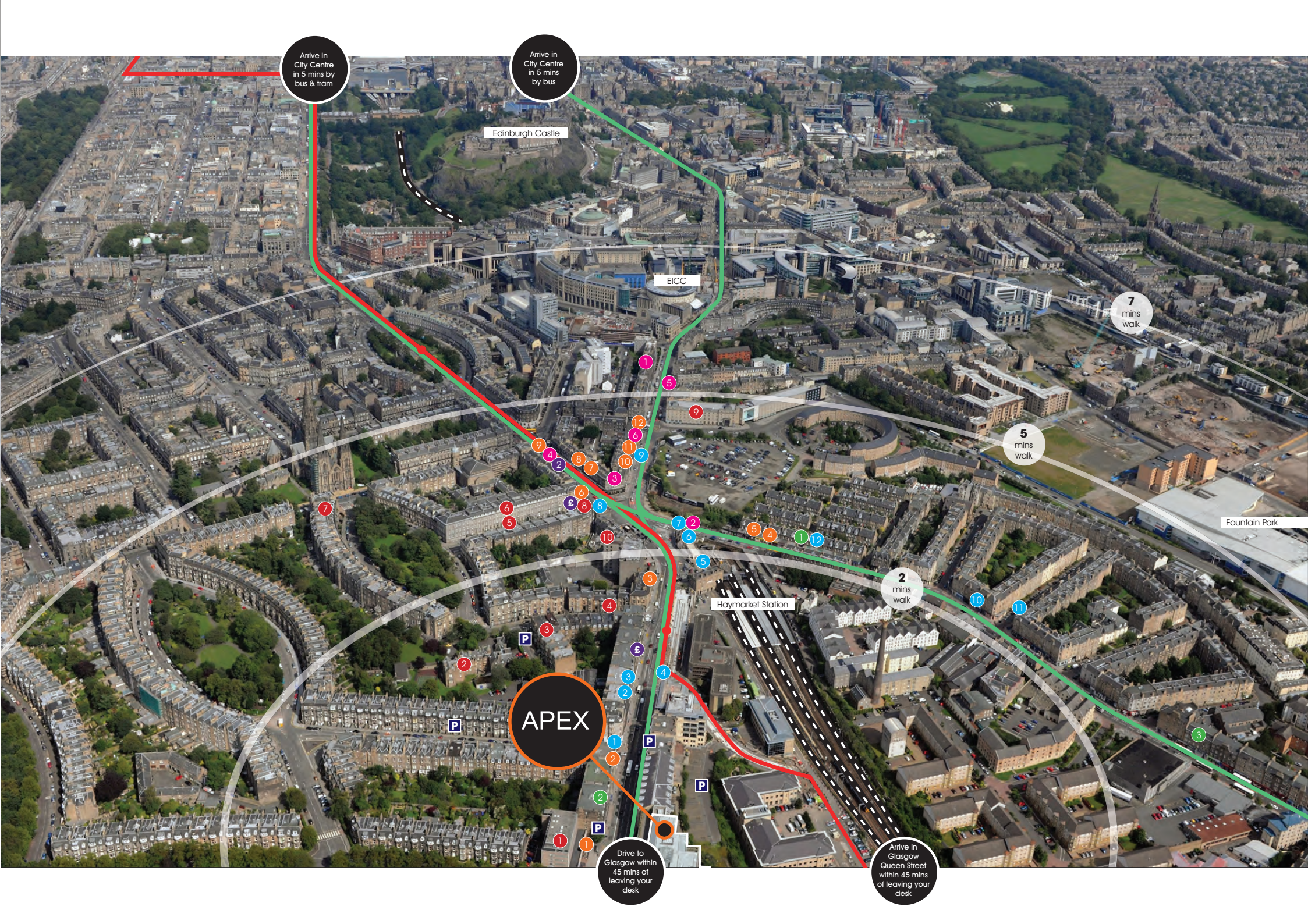
NIA	5,048 sq ft (469 sq m)
Staff	54 desks
Density	1 person per 93 sq ft (9 sq m)



Space planning on other suites available upon request

APEX 1, 4th Floor

NIA	4,080 sq ft (379 sq m)
Staff	26 desks
Density	1 person per 157 sq ft (15 sq m)



Arrive in City Centre in 5 mins by bus & tram

Arrive in City Centre in 5 mins by bus

Edinburgh Castle

EICC

7 mins walk

5 mins walk

Fountain Park

2 mins walk

Haymarket Station

APEX

Drive to Glasgow within 45 mins of leaving your desk

Arrive in Glasgow Queen Street within 45 mins of leaving your desk

APEX

123
Edinburgh



Restaurants

- 1 Metro West End
- 2 Prince of India
- 3 La Bruschetta
- 4 Sushiya
- 5 The Verandah
- 6 Omar Khayyam
- 7 Le Marche Francais
- 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

- 1 ATM
- 2 Lloyds TSB

Bars

- 1 Thomsons Bar
- 2 Ryries Bar
- 3 The Haymarket Bar
- 4 The Mercat Bar
- 5 Carters 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

Royal Hospital for Sick Children



www.apex123.co.uk

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