

TO LET

LEISURE OPPORTUNITIES — RESTAURANT AND GYM OPPORTUNITIES



Illustration purposes - Restaurant



Illustration purposes - Gym/Fitness Studio

The Apex, Howe Moss Crescent,
Dyce, Aberdeen, AB21 0GN

- Fully fitted commercial kitchen to create Restaurant/Café
- Leisure space to create Gym/Fitness Studio
- Generous car parking facilities available for customers
- GIA — Restaurant - 455 sq.m (4,897 sq.ft) approx.
- GIA — Gym/Fitness Studio — 445 sq.m (4,789 sq.ft) approx.

LOCATION

The Apex is located on Howe Moss Crescent in Dyce, approximately 7 miles North West of Aberdeen City Centre and in the immediate vicinity of Aberdeen International Airport.

Aberdeen's new exhibition and conference complex, P&J Live, is also located in Dyce. The nearby Aberdeen Western Peripheral Route (AWPR) gives occupiers quick and easy access to the strategic transport network.

Surrounding occupiers within the immediate area include Halliburton, GlobalEnergy Group, Denholm Engineering, Clarinant and Metrol.

DESCRIPTION

THE APEX — BUILDING

The Apex is a new generation of office space illustrating a modern office fit out, with manned reception, welcoming lobby within a detached three storey building. The building itself boasts 70,000 sq.ft of office space with far reaching views, both over Dyce as well as the local countryside to the rear. The Apex integrates work, wellness and environment having an onsite gym, restaurant as well as secure bike parking and EV charging points.

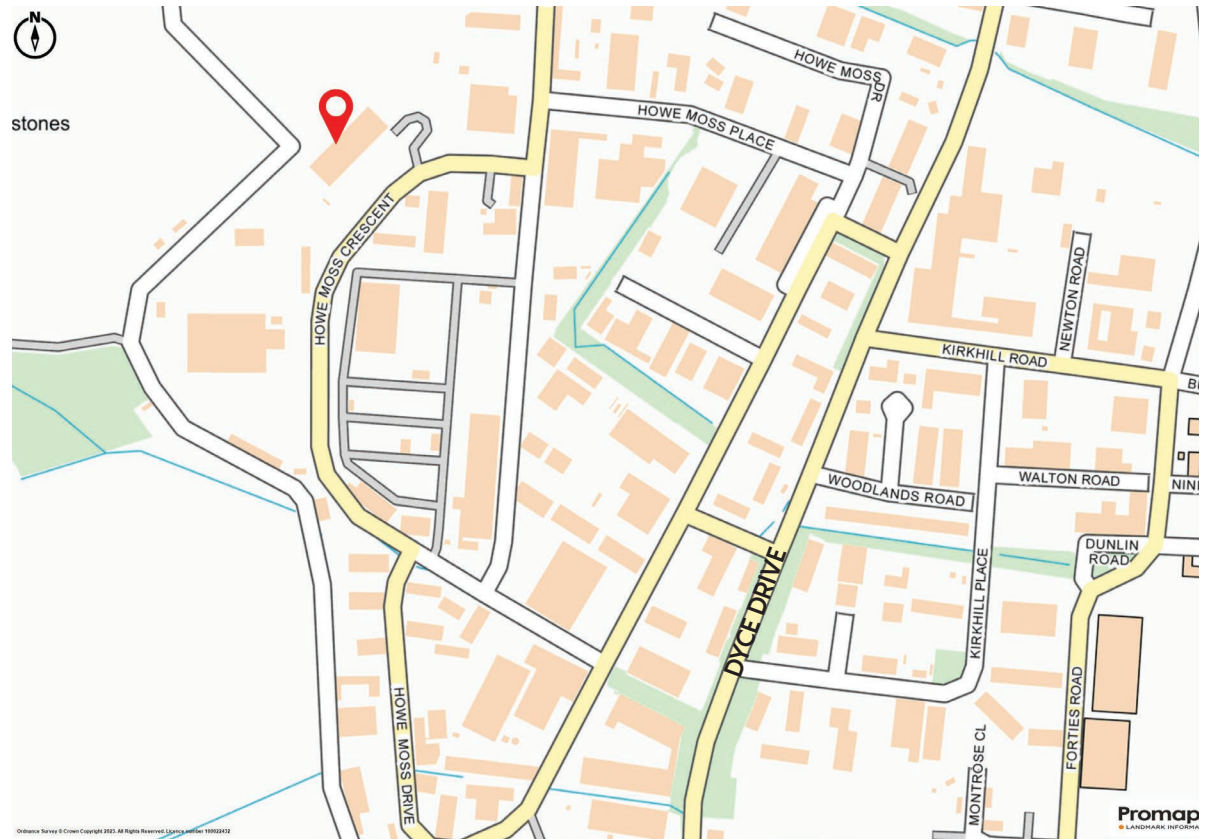
LEISURE OPPORTUNITIES

RESTAURANT

A turnkey opportunity has arisen for an occupier to occupy a fully kitted commercial kitchen to create a café/restaurant. The space also has a large dining area along with a self-serving area and counter, providing a blank canvas for an occupier to put their own stamp on it. The kitchen includes a cold room, mechanical extraction, gas range stoves, a dishwasher, ovens and stainless-steel worktops and sinks.

GYM/FITNESS STUDIO

Leisure space within The Apex presents an exciting opportunity to create a gym/fitness studio with associated male and female changing/W.C. facilities. The space incorporates both open plan and cellular leisure space, providing the opportunity to create a main gym facility alongside various studios for classes.



FLOOR AREAS

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
Restaurant	455	4,897
Gym/Fitness Studio	445	4,789

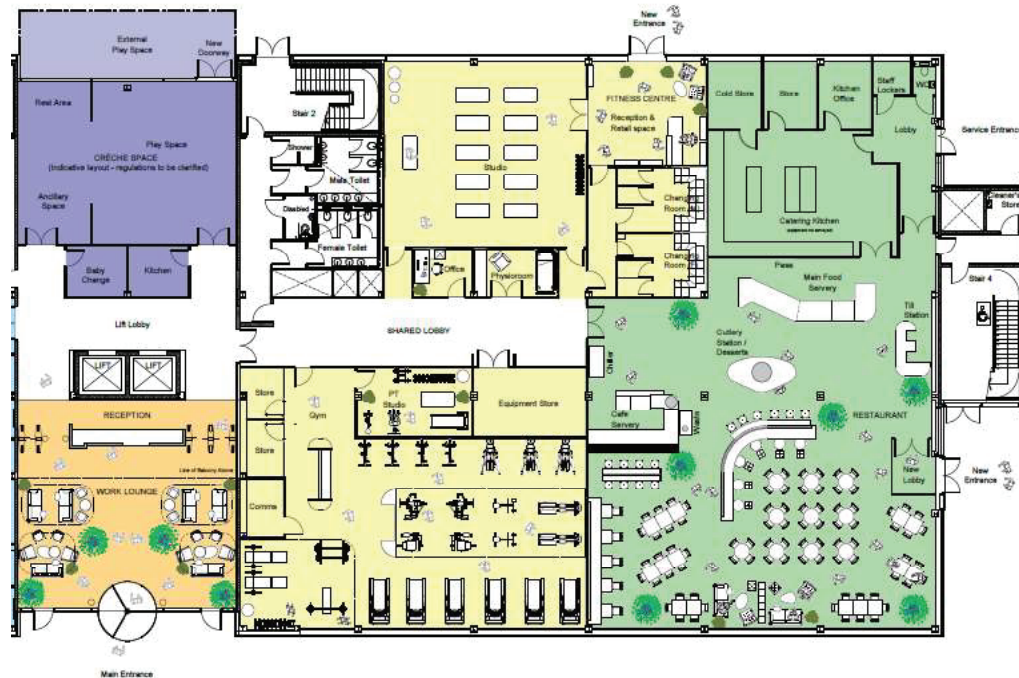
RATING

The premises will require to be reassessed dependent on space occupied.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The building has a current Energy Performance Certificate of A.

PROPOSED SPACE PLAN GROUND FLOOR



ACCOMMODATION / AREA

- MAIN RECEPTION
- FITNESS SUITE
- RESTAURANT

V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



Chris Ion
Chris.ion@g-s.co.uk
07717 425298

Euan Rolland
euan.rolland@g-s.co.uk
07825 875303



Amy Tyler
Amy.tyler@cbre.com
07481 825461

Dominic Millar
Dominic.millar@cbre.com
07833 402389

IMPORTANT NOTICE

These particulars do not form part of any contract. Neither the letting agents, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.