

apex²

2nd floor

97 Haymarket Terrace
Edinburgh
EH12 5HD

TO LET
7,833 sq ft

Highly Competitive
Financial Packages Available



Highlights

High quality, well presented space

Highly re-usable existing fit out and fully cabled – **representing a big saving on potential fit-out costs**

Recently improved common parts with further proposals to refurbish reception

3 private roof terraces with stunning views over the city and surrounding area

7 secure parking spaces – one of the best allocations in city centre of c.1 space per 1100 sq ft

Only 250m to Haymarket Station for rail and tram

Energy efficient building – EPC rating C+

Passing rent **£20.28 per sq ft with competitive incentive packages available**

Location

Apex 2 forms part of an established terrace of office buildings, prominently situated on Haymarket Terrace, one of Edinburgh's main thoroughfares. Situated approximately 250m from Haymarket Rail Station and tram halt, Apex is highly regarded for its strategic location and direct access to transport links.

Travel

Tram / Rail

Edinburgh Airport	25 mins
Glasgow	39 mins
Aberdeen	2 hrs 15 mins
Leeds	3 hrs
Manchester	3 hrs 15 mins
Birmingham	4 hrs 7 mins
London	4 hrs 29 min

Air

London	1hr 15
Amsterdam	1hr 30
Frankfurt	1hr 50
Paris	1hr 50



Occupiers

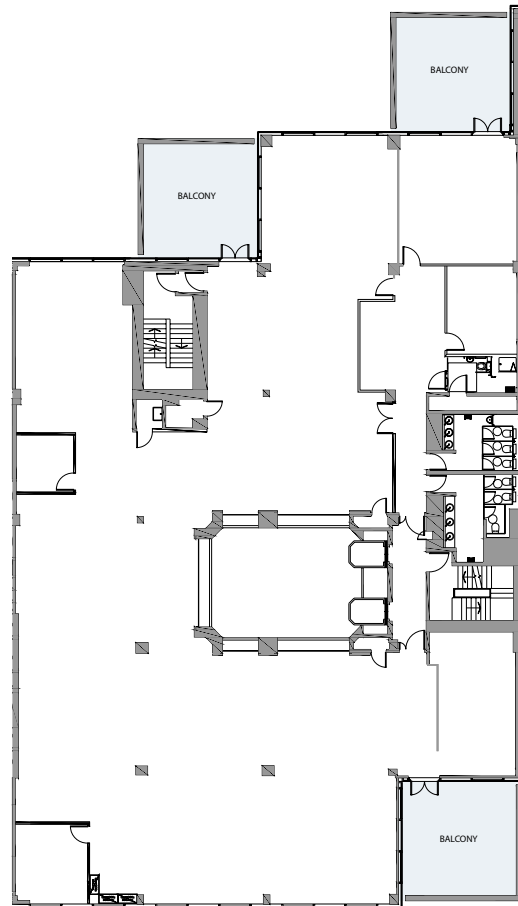
- 01 Royal London
- 02 HMRC
- 03 Scottish Further and Higher Education Funding Council
- 04 COSLA
- 05 Analog Devices | PKF
- 06 Young Scottish Enterprise | Children in Scotland
- 07 Capita
- 08 EICC
- 09 Brodies
- 10 Gillespie Macandrew
- 11 DLA
- 12 Standard Life
- 13 Anderson Strathern
- 14 Shepherd and Wedderburn
- 15 Cairn Energy | Burness Paull | Brodies
- 16 Green Investment Bank | Brewin Dolphin | PWC
- 17 Scottish Widows
- 18 Blackrock
- 19 Freeagent
- 20 Baker Tilly | Pinsent Masons

Tram Line

Description

The available suite comprises well presented, bright modern open plan office accommodation, and benefits from the following specification;

- 4-pipe fan VRV air conditioning
- Metal raised access flooring including floorboxes
- Metal tile ceiling incorporating LG7 lighting
- 7 parking spaces
- Full data cabling and small power throughout



97 Haymarket Terrace | Edinburgh

apex²



The suite retains highly usable fit-out, which incorporates a boardroom, 2 meeting rooms, reception area, accessible WC and shower, and kitchen facilities with auxiliary accommodation including a server room and storage facilities.

In addition, the suite benefits from 3 private roof terraces, with outstanding panoramic views over the city, Pentland Hills, and the former Donaldson's school.

The common parts within the building have recently been refurbished to provide a high-quality finish with upgraded WC's and scenic lift cars within a bright, central atrium. Furthermore, the Landlord has additional proposals to improve the reception area and has recently refurbished the common systems with new boilers and chillers.

Lease

The suite is currently held on a lease expiring 22 April 2024, with a rent review at 23 April 2019.

Our clients are seeking to assign their interest in whole. Further lease terms may be available via separate negotiation.

Rent

The suite is available at the passing rent of £158,911 per annum, representing a competitive rate of £20.28 per sq ft, inclusive of parking.

Highly competitive incentive packages are available.

Date of Entry

To be mutually agreed.

Rateable Value

The suite has a rateable value of £125,750. We calculate that rates payable for 2018/2019 are approximately £63,629.50 representing £8.12 per sq ft.

Please note, the new occupier will have a right to appeal this valuation within taking 6 months of legal occupation.

Energy Performance Certificate

APEX 2 has an EPC rating of C(+). A copy of the certificate can be provided upon request.

VAT

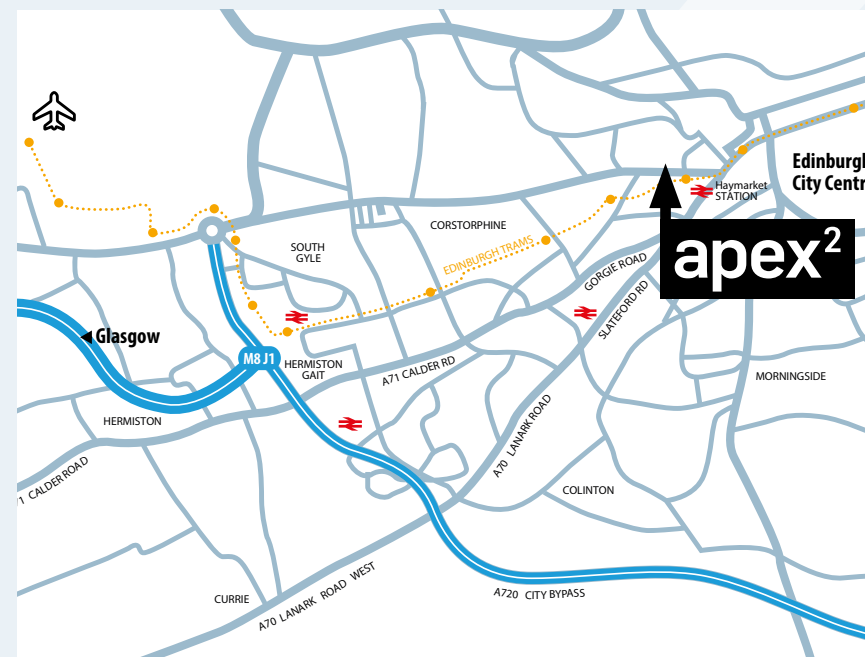
All prices are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in respect of this transaction, with the incoming tenant responsible for LBTT, registration dues, and VAT incurred thereon.

Plant and Equipment

None of the systems, circuits or services have been tested by the letting agents. Interested parties may wish to make their own investigations in this regard.



Viewings and Further information

Strictly through the sole letting agents:

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