

TO LET

# APEX HOUSE

MID NEW CULTINS | WEST EDINBURGH | EH11 4DH

- Fully fitted office space, ready for immediate occupation
  - 'plug n play'

- Fully cabled for data and telecoms

- Existing furniture available (by separate agreement)

- 2,608 sq ft plus 10 car parking spaces

- DDA Compliant

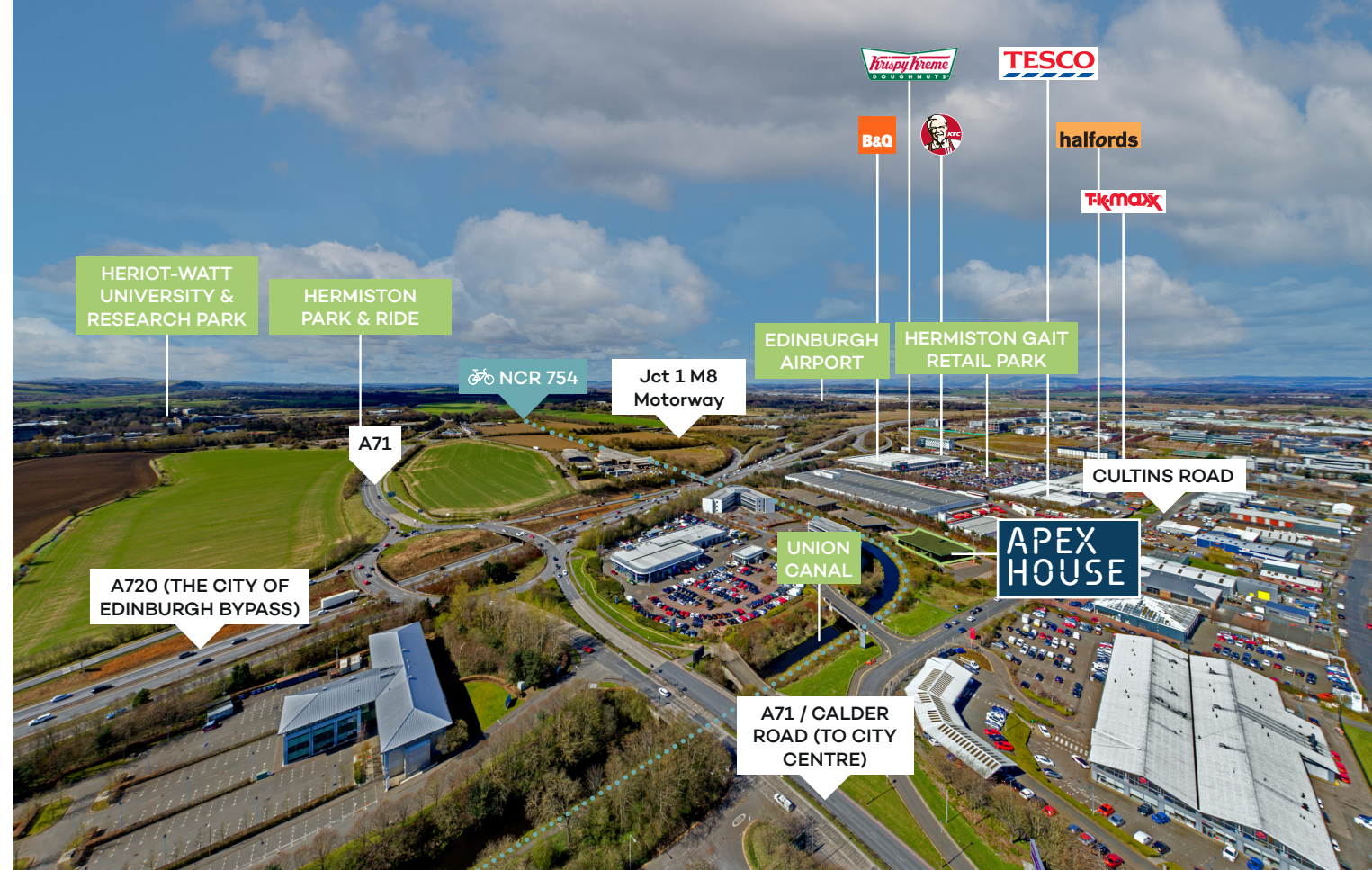
# LOCATION

Apex House is located on the corner of Cultins Road and Mid New Cultins.

The location benefits from excellent road transport connectivity to the main motorway network, Edinburgh City Bypass as well as the city centre. In addition, there are numerous public transport connections to include bus, tram and train, all within a short walk of the property.

Hermiston Gait Retail Park is only five minutes walk from the property offering numerous amenities to include Tesco and Costa Coffee as well as retail and leisure facilities. Corstorphine and the Gyle are within a short drive and provide further amenities to an occupier.

The Union Canal is accessed nearby and offers outdoor activities to include walking, running and cycling.



# DESCRIPTION

The accommodation is located on the ground floor, accessed off the main core. The main core includes male, female and disabled toilets.

The property comprises mainly of open plan office accommodation and benefits from the following:



LED Lighting



Raised access flooring



Alarm System



High quality carpet



Two private offices



Comms Room



DDA Compliant



28 desks & chairs in the open plan area



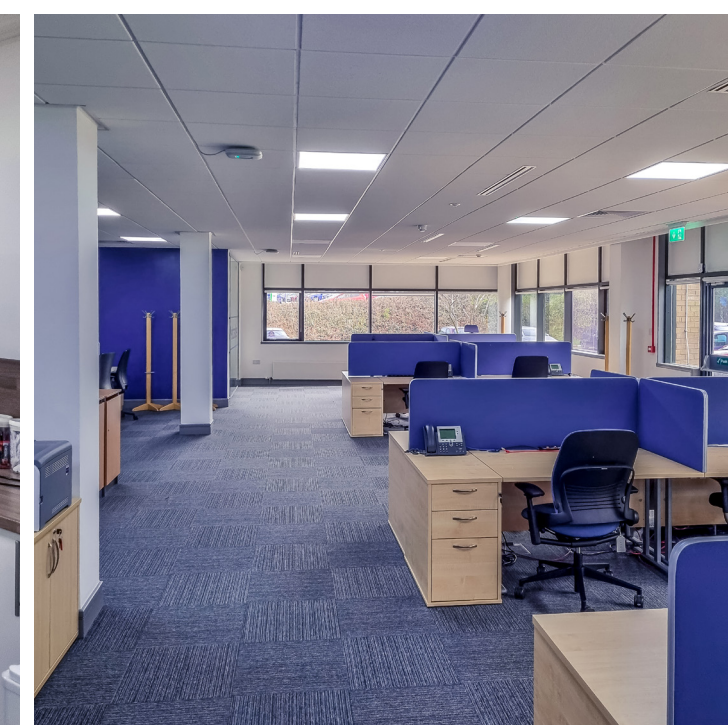
Cycle storage



Secure barrier entry to the car park



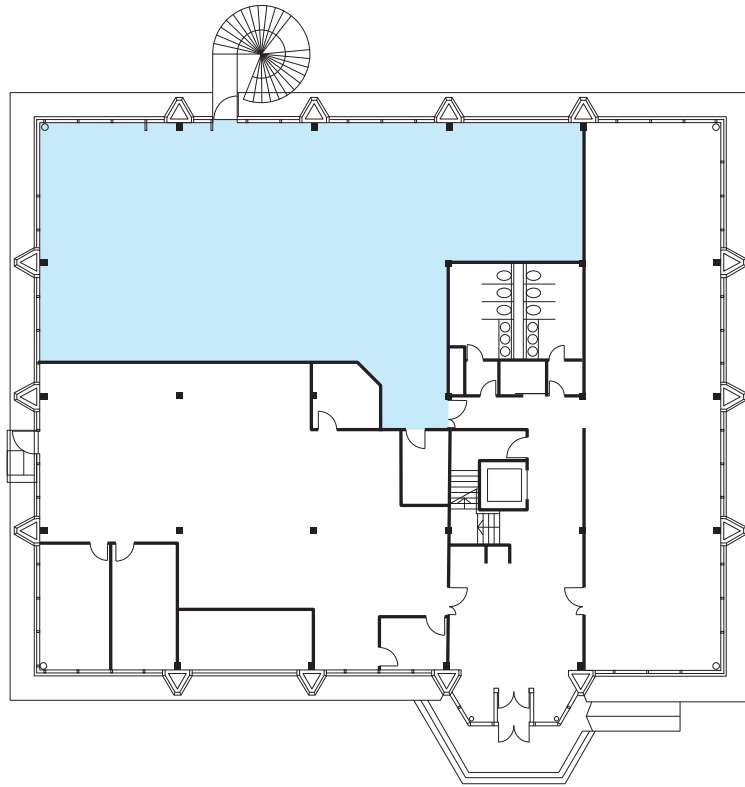
Kitchen with dishwasher, fridge and freezer as well as a break out area



# ACCOMMODATION

The property extends to a Net Internal Area of 2,608 sq ft.

In addition, the suite benefits from 10 dedicated car parking spaces.



## TERMS

The property is available by way of an assignation however a sub-lease may be considered. Further information with regard to lease terms and rent is available on request from the sole selling agent.

## ENTRY

Available on conclusion of Missives.

## SERVICE CHARGE

The property is fully managed and 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 property has a rateable value of £29,600 per annum. Rates payable equates to £14,740 per annum. Interested parties should contact the Lothian Valuation Joint Board for further information.

## 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

For further information, please contact the sole letting agent.

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