



To Let

First Floor Office Suite
2,562 sq ft / 238 sq m

Apex 3

95 Haymarket Terrace
Edinburgh
EH12 5HD

- Some existing fit out with high quality furniture
- Prominent West End location, only 2 minutes from Haymarket Train Station and tram halt
- Modern, open plan office accommodation
- Up to 4 clear car parking spaces

LOCATION

Apex 3 is conveniently located in the Haymarket area of Edinburgh and boasts unrivalled transport links. Haymarket Terrace is a major thoroughfare into the city centre, which is approximately half a mile away, and the property is a short walk from both Haymarket train station and tram halt.

The area has proved attractive to a large number of high profile occupiers, bolstered by the Haymarket Square office development which has attracted 380,000 sq ft of office pre-letting activity.

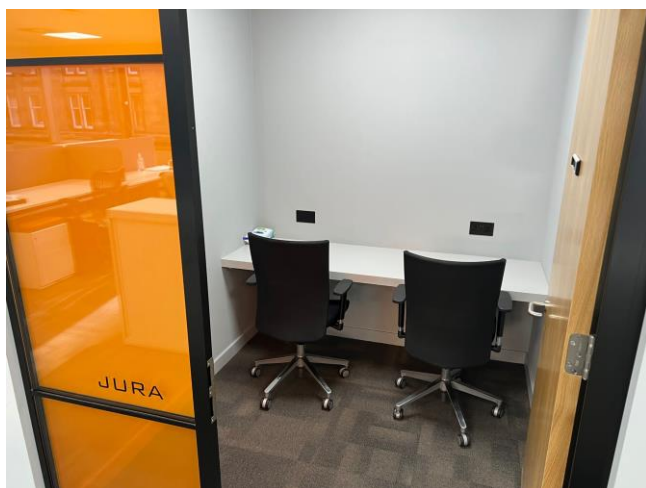
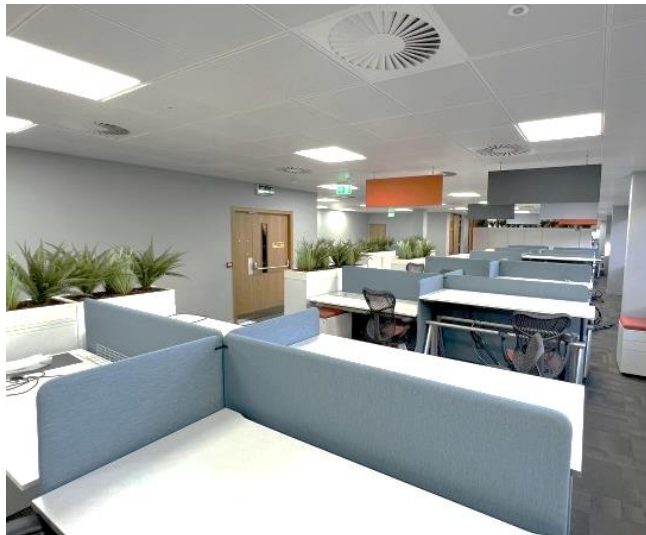
DESCRIPTION

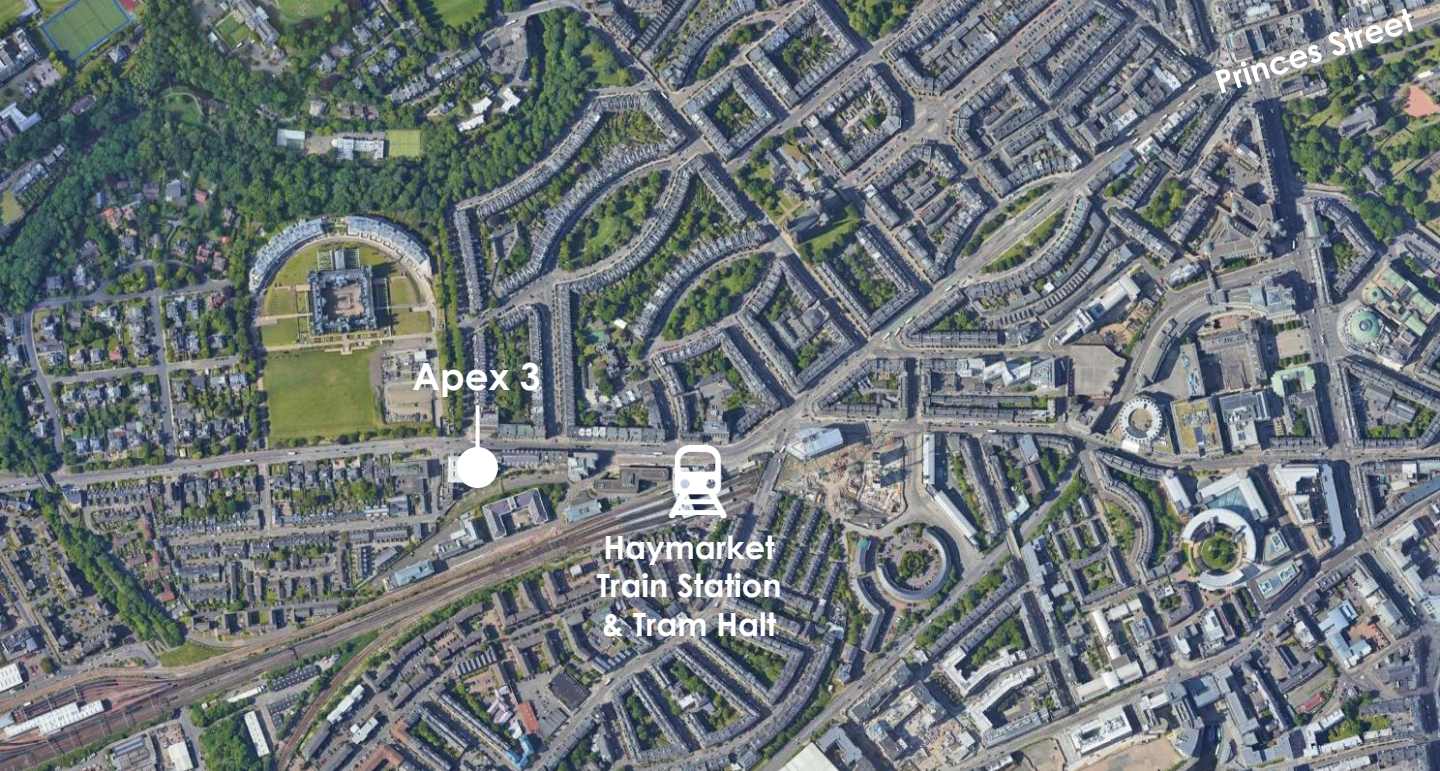
The subjects comprise a first floor office suite situated within a 5 storey, multi-let modern office building. The suite offers well presented modern open plan office accommodation and also benefits from:

- 'Lease ready'
- Some existing fit out
- Raised floor with data cabling & power points
- A/C
- Impressive furniture available as part of the negotiations (see photos)

ACCOMMODATION

The suite extends to 2,562 sq ft / 238 sq m and was measured on an NIA basis in accordance with the Code of Measuring Practice (6th Edition).





LEASE TERMS

We are seeking to dispose of our client's remaining lease term by way of a sub-lease or assignment. The lease expires in 25/08/29 with a tenant only break option at 26/08/24, with 9 months notice. Rent is available on application.

ENTRY

Immediate.

SERVICE CHARGE

The latest service charge estimation is available from the letting agent.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

The property is expected to have a rateable value of £42,592 from the 1st April 2023 as a result of the rating revaluation and we advise interested parties to satisfy themselves on their rates payable.

LEGAL COSTS & VAT

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

VAT will be charged on rent at the prevailing rate.

EPC

The property has an EPC rating of E.

VIEWING & FURTHER INFORMATION



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IMPORTANT NOTICE: CuthbertWhite Ltd for the Head Tenant of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared November 2022.

