

APEX¹²³

Modern Open Plan Offices

95-99 Haymarket Terrace
Edinburgh
EH12 5HD

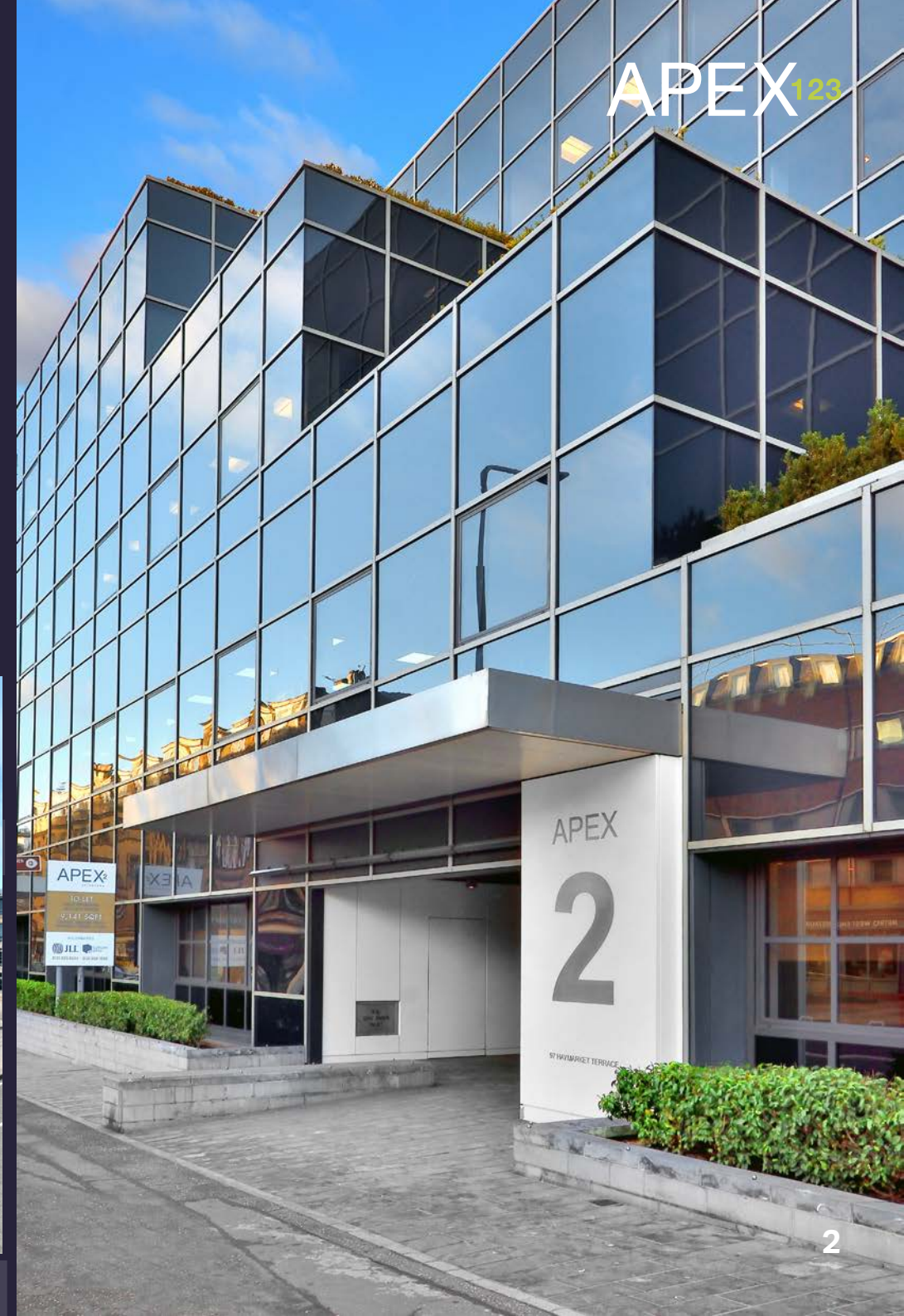
Various suites
available to lease
on flexible terms

apex123.co.uk

APEX 123 is prominently located on Haymarket Terrace, a city centre location that is established as one of Edinburgh's key strategic business areas.

Haymarket boasts unrivalled transport links, offering a major hub integrating train, tram, bus, cycle, pedestrian and taxi facilities. Benefits include access to 15 major bus routes across the city, a regular direct tram connection to both Edinburgh Airport and the city centre, a redeveloped Haymarket railway station and a new dedicated cycle route (CCWEL) offering a safe route for cyclists through the city centre.

Haymarket Terrace has been greatly enhanced in recent years by a plethora of cafés, bars, restaurants, sandwich bars and hotels – including Starbucks, Tesco Express, M&S Simply Food, Grosvenor Hilton Hotel, Haymarket Hub Hotel, the Apex Hotel (directly opposite) and a number of high quality, independently operated restaurants and cafés – all of which is on the doorstep.



In Good Company

Apex 123 has a fantastic array of tenants across a wide sector base. These tenants include: Currie & Brown, Scottish Enterprise, Optical Express, Illuminate Technologies, Scottish Funding Council, Arcadis, Stewart Milne Group, Handelsbanken plc & FRP Advisory

- 1 Baillie Gifford
- 2 Shoosmiths, Shepherd & Wedderburn, Deloitte, Dentons, Capricorn Energy
- 3 Thorntons Law, NATS, BDO, Harper Macleod
- 4 COSLA
- 5 Scottish Government
- 6 Royal London
- 7 ICAS
- 8 Optima Partners
- 9 Future Office Development
- 10 Future Office Development

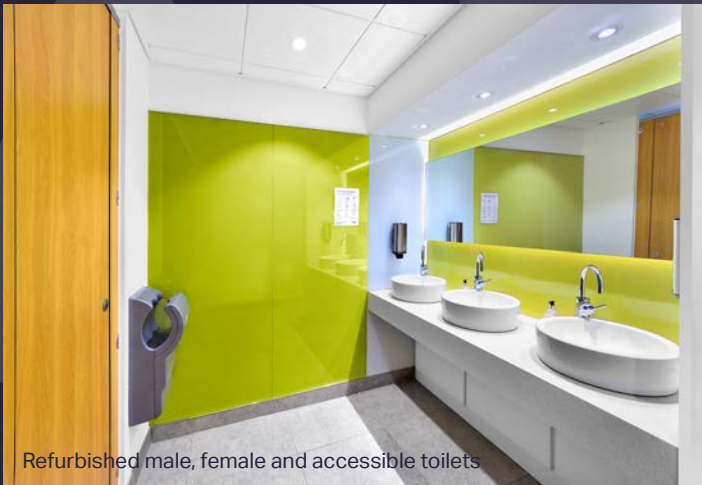
--- CCWEL Route from Roseburn to Picardy Place, providing a safe and segregated cycle lane

— Tram Route





Refurbished reception area



Refurbished male, female and accessible toilets



Secure basement car parking

Apex 123 totals 91,000 sqft and forms a terrace of three self-contained office buildings over ground and four upper levels with secure basement car parking over two levels for 136 cars.



Currie & Brown fit-out

Each building is capable of being single or multi-occupied on a floor by floor basis. Recently the building has been subject to a comprehensive internal and external refurbishment to provide contemporary, high quality office accommodation.



Apex 2 - photo showing proposed refurbishment

Available Accommodation

The following open plan office accommodation is available in Apex 2 on new flexible lease terms direct from the landlord:

| Floor | Size | Parking |
|---------------------|-------------|-----------------------|
| Apex 2 3rd Floor | 7,177 sq ft | 1 space per 677 sq ft |

Rateable Value

The available accommodation has the following Rateable Value:

| Floor | Rateable Value (RV) |
|-----------|---------------------|
| 3rd Floor | £155,000 |

The rates payable are calculated by applying a Uniform Business Rate (UBR) to the Rateable Value. For further information please contact the joint letting agents.



Currie & Brown fit-out

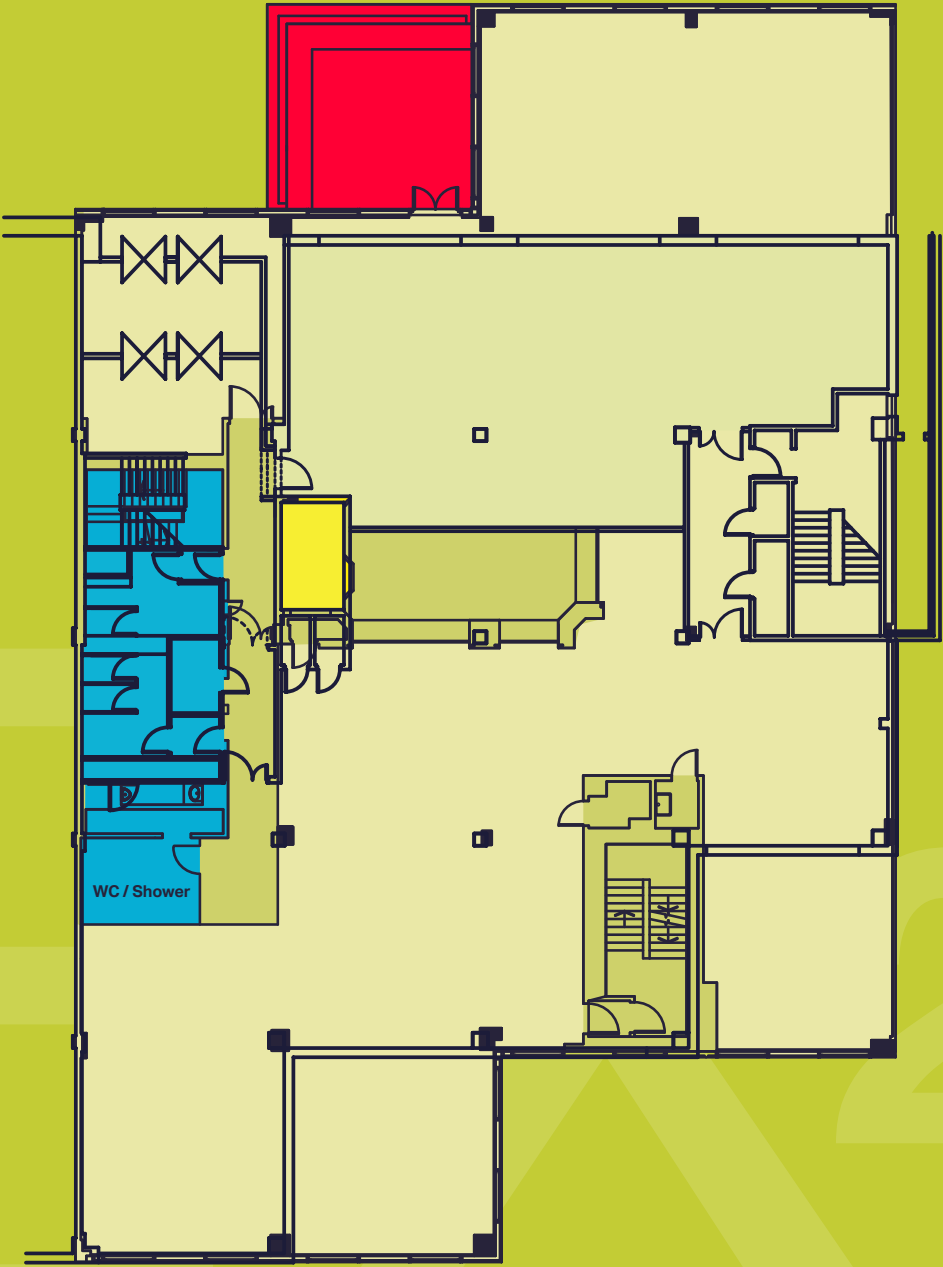


Apex 2 – Atrium



Key

- Male and female toilets
- Available Space
- Balcony
- Lifts



APEX²

Available Accommodation

The following open plan office accommodation is available in Apex 3 on new flexible lease terms direct from the landlord:

| Floor | Size | Parking |
|------------------------|-------------|----------------------|
| Apex 3 Ground floor | 1,620 sq ft | Available on request |

Rateable Value

The available accommodation has the following Rateable Value:

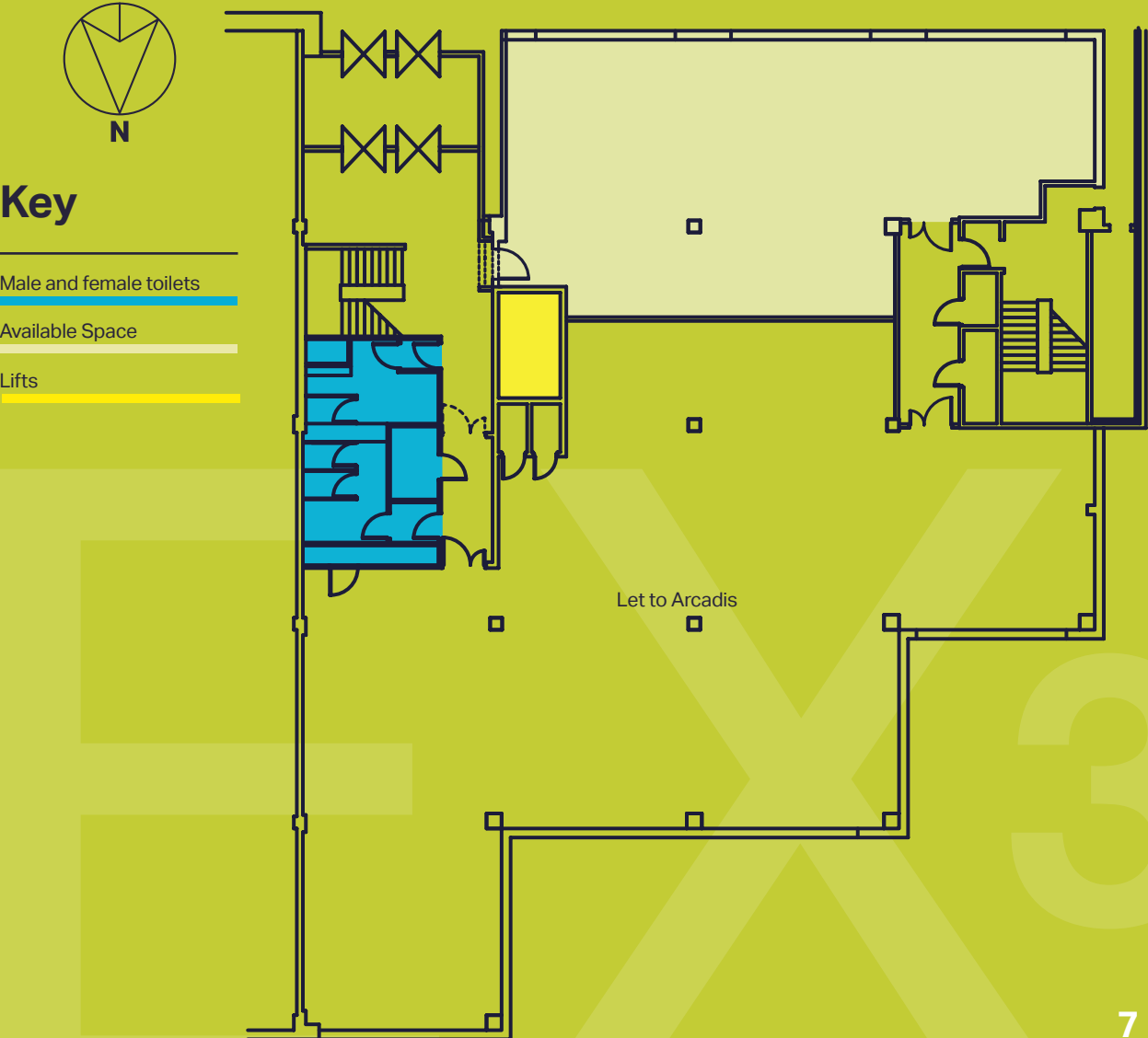
| Floor | Rateable Value (RV) |
|--------------|---------------------|
| Ground Floor | £28,300 |

The rates payable are calculated by applying a Uniform Business Rate (UBR) to the Rateable Value. For further information please contact the joint letting agents.



Plug & play

The suite currently benefits from an existing fit-out, to include meeting room, kitchen, full cabling infrastructure and ample storage. Furniture is not included but this presents a major cost saving opportunity. Further details available upon request.



EPC

Each building within Apex 123 has an EPC rating of B. Further information available on request.

Further Information

Viewing is highly recommendation and further information is available via the joint letting agents.

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