

# APEX<sup>123</sup>

Various suites  
available to lease  
on flexible terms

## Modern Open Plan Offices

95-99 Haymarket Terrace  
Edinburgh  
EH12 5HD

[apex123.co.uk](http://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 4 Points by Sheraton Hotel (directly opposite) and a number of high quality, independently operated restaurants and cafés – all of which are 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, Space & Time Media, Clarity Travel, Scottish Funding Council & 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

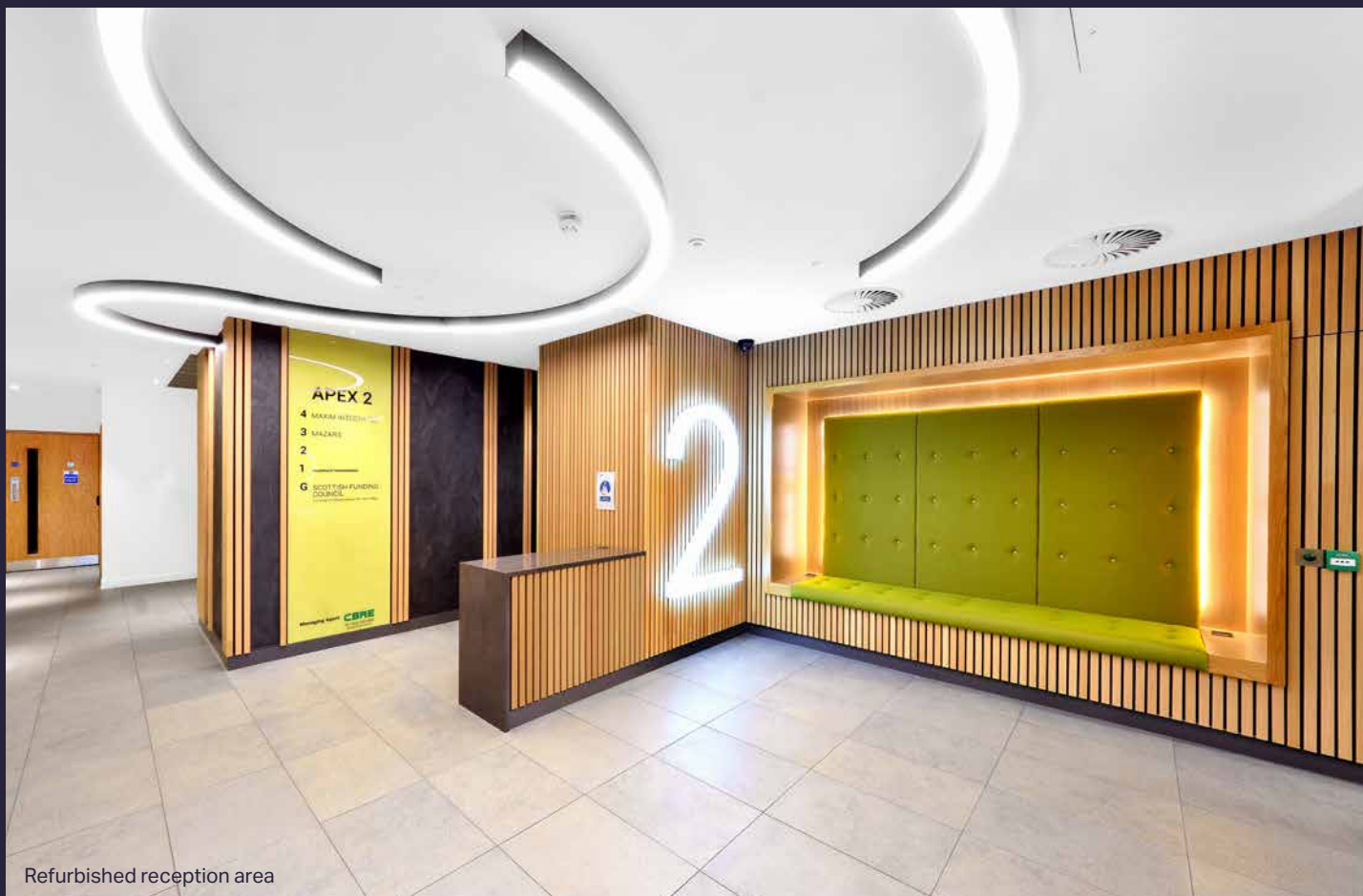
— Tram Route

97 Haymarket Terrace | Edinburgh | EH12 5HD



**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.**

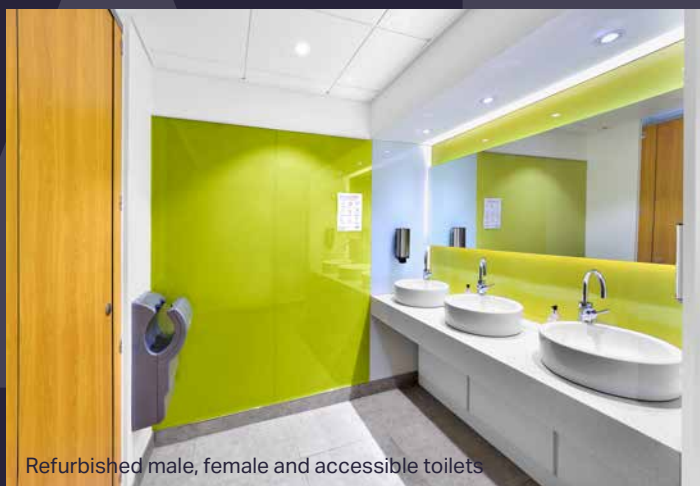
97 Haymarket Terrace | Edinburgh | EH12 5HD



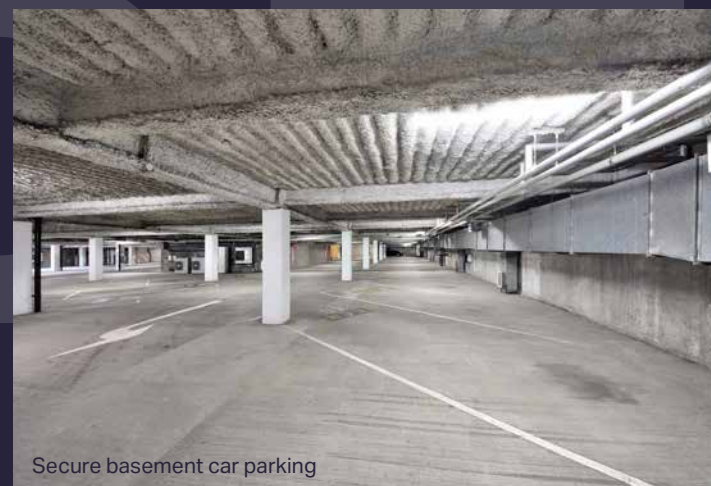
Refurbished reception area



Currie & Brown fit-out



Refurbished male, female and accessible toilets



Secure basement car parking

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 typical refurbished suite

## Available Accommodation

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

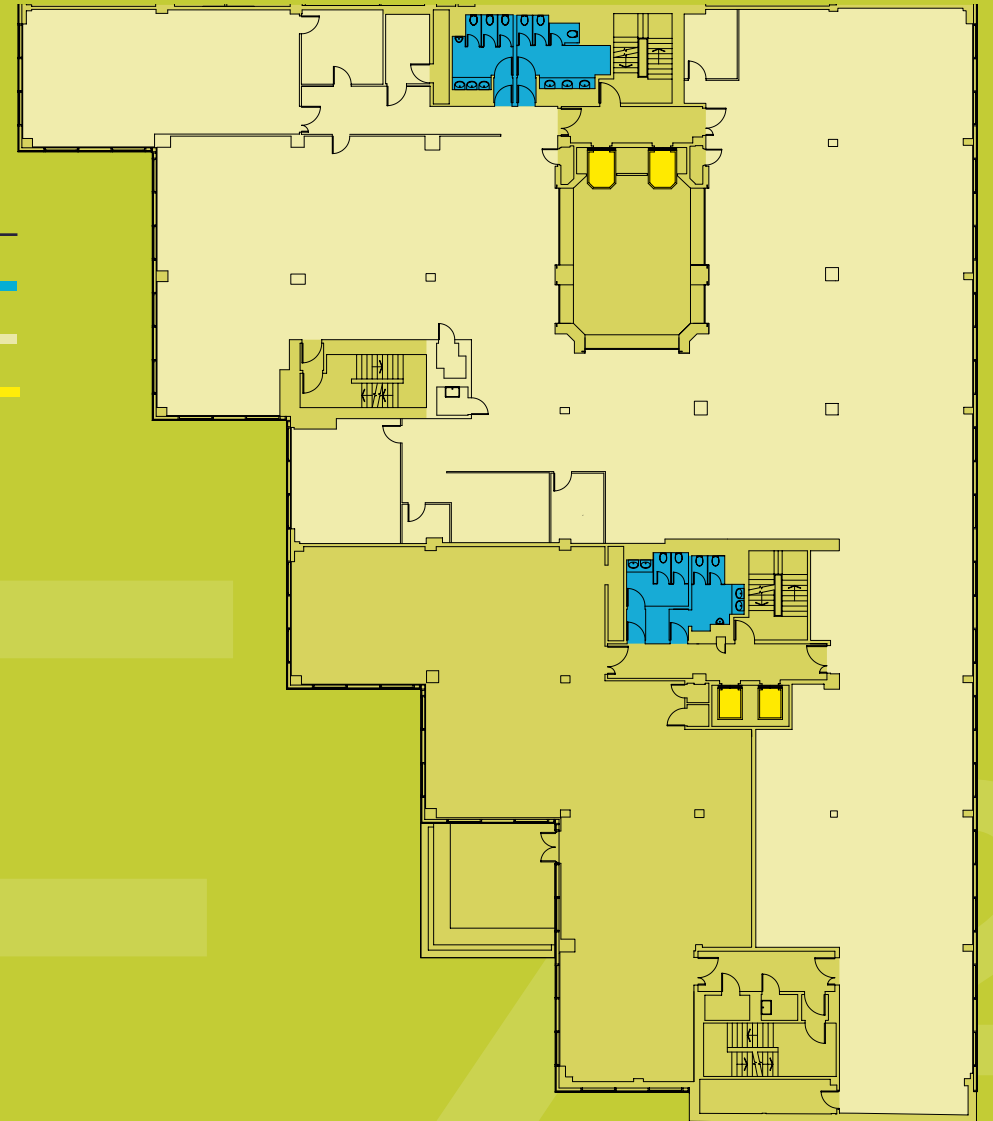
Floor	Size	Parking
Apex 2 1st Floor	11,893 sq ft	70 car spaces currently available, each car space is available from £2,000 + VAT per annum

## Rateable Value

The available accommodation has the following Rateable Value:

Floor	Rateable Value (RV)
1st Floor	£131,000

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.



### Key

Male and female toilets

Available Space

Lifts

## 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	7,248 sq ft	70 car spaces currently available, each car space is available from £2,000 + VAT per annum

## 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.



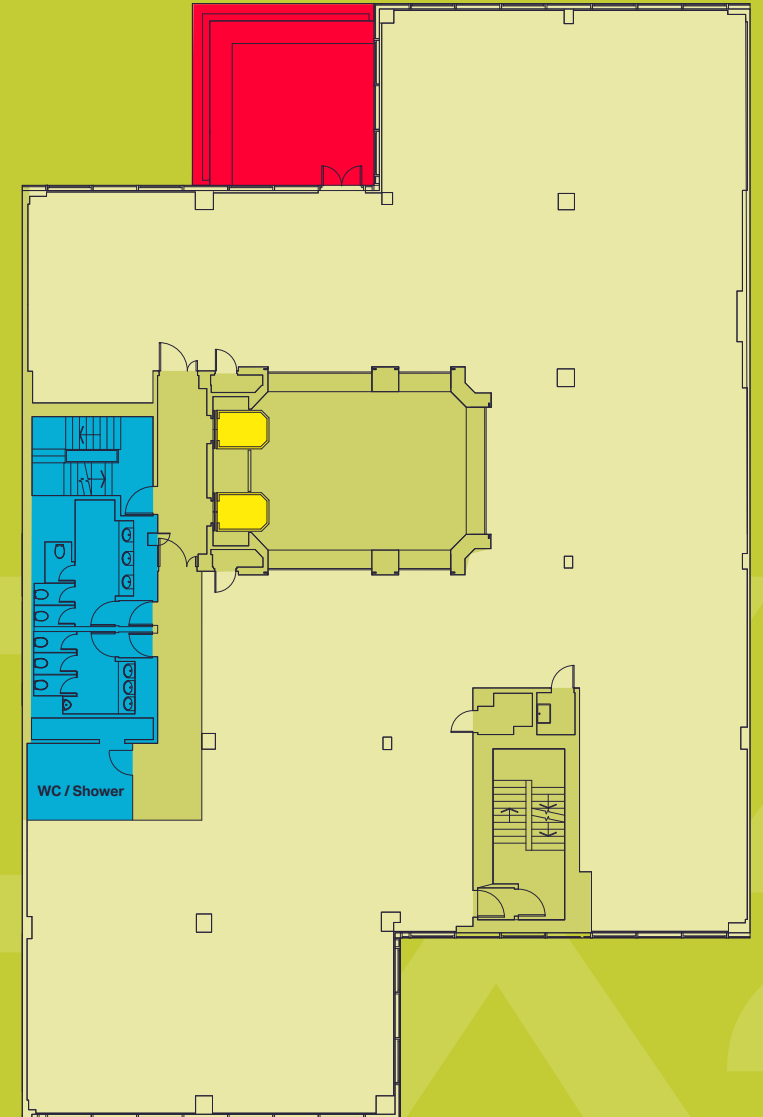
## Key

Male and female toilets

Available Space

Balcony

Lifts



## 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 4th Floor	5,513 sq ft	70 car spaces currently available, each car space is available from £2,000 + VAT per annum

## Rateable Value

The available accommodation has the following Rateable Value:

Floor	Rateable Value (RV)
4th Floor	£99,200

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



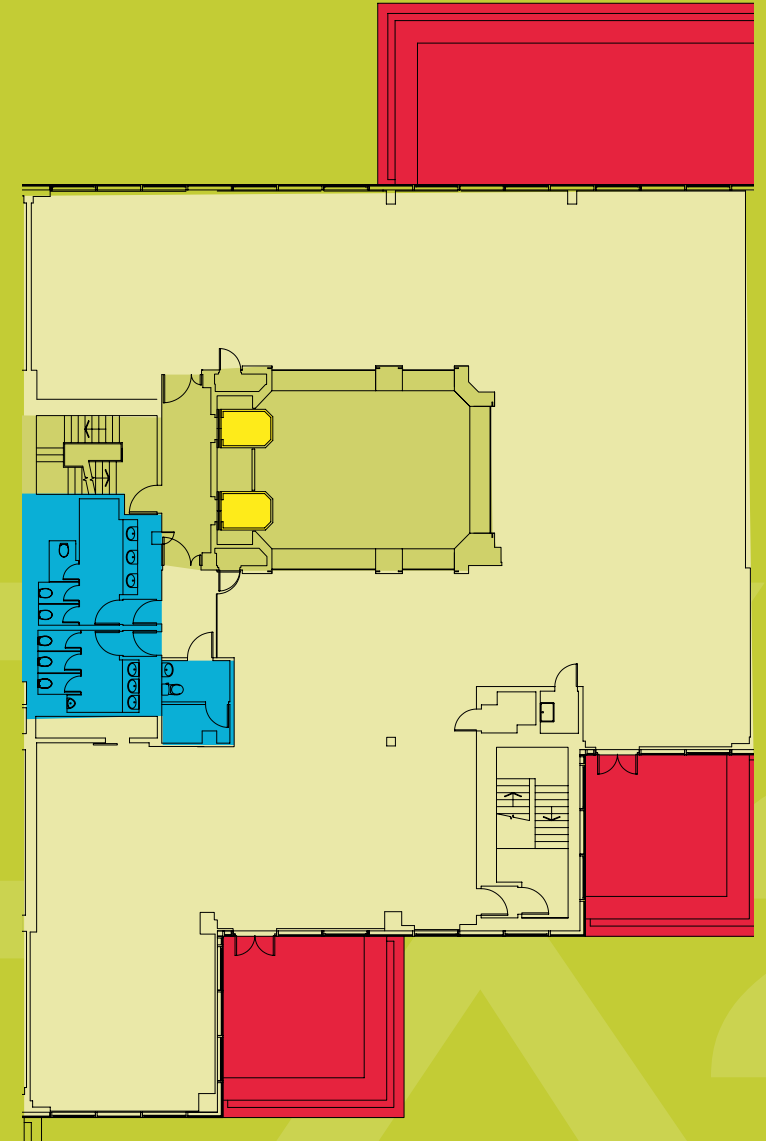
## Key

Male and female toilets

Available Space

Balcony

Lifts



## 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	3,782 sq ft	70 car spaces currently available, each car space is available from £2,000 + VAT per annum

## Rateable Value

The available accommodation has the following Rateable Value:

Floor	Rateable Value (RV)
Ground Floor	£67,200

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. This presents a major cost saving opportunity. Further details available upon request.

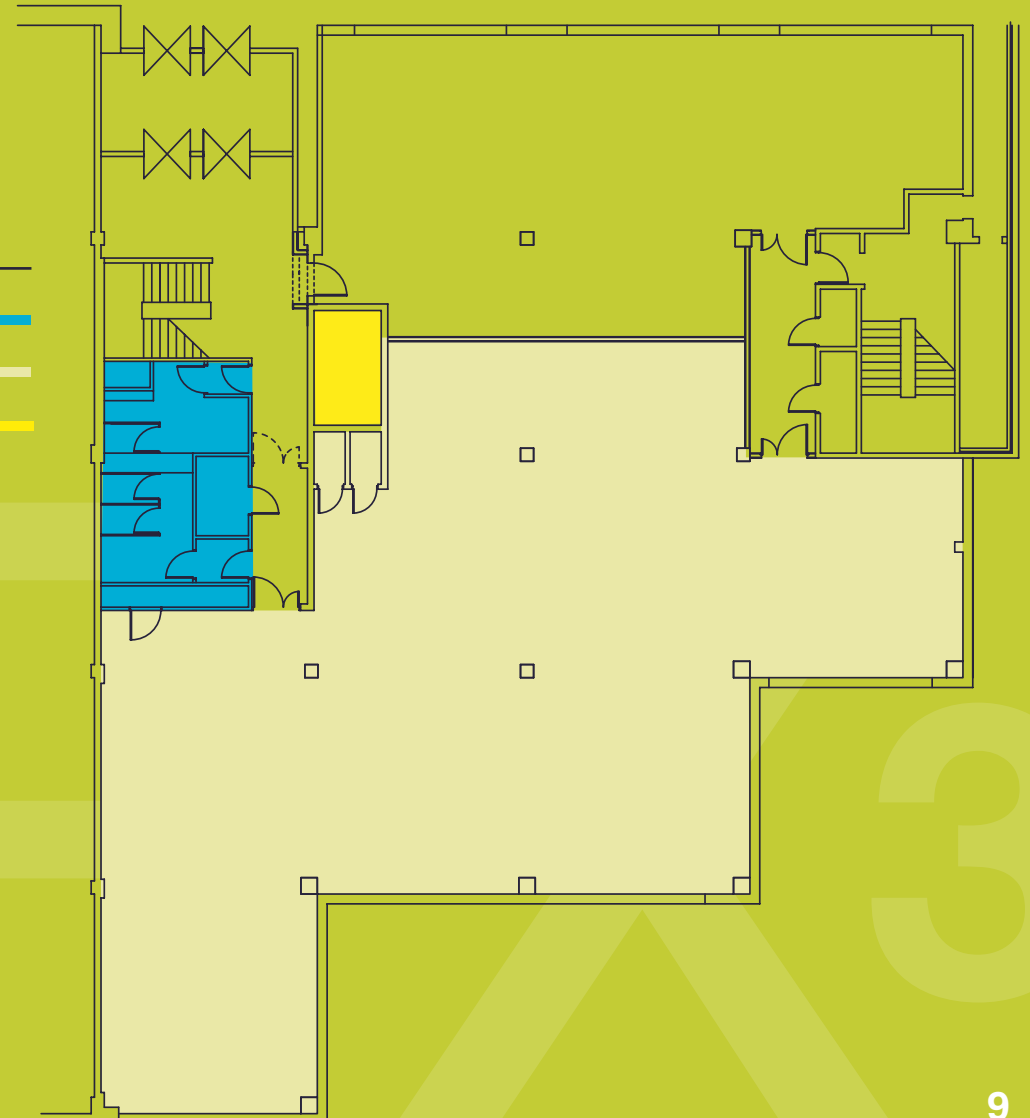


### Key

Male and female toilets

Available Space

Lifts



## 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 1st floor	3,263 sq ft	70 car spaces currently available, each car space is available from £2,000 + VAT per annum

## Rateable Value

The available accommodation has the following Rateable Value:

Floor	Rateable Value (RV)
1st Floor	£64,200

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. This presents a major cost saving opportunity. Further details available upon request.

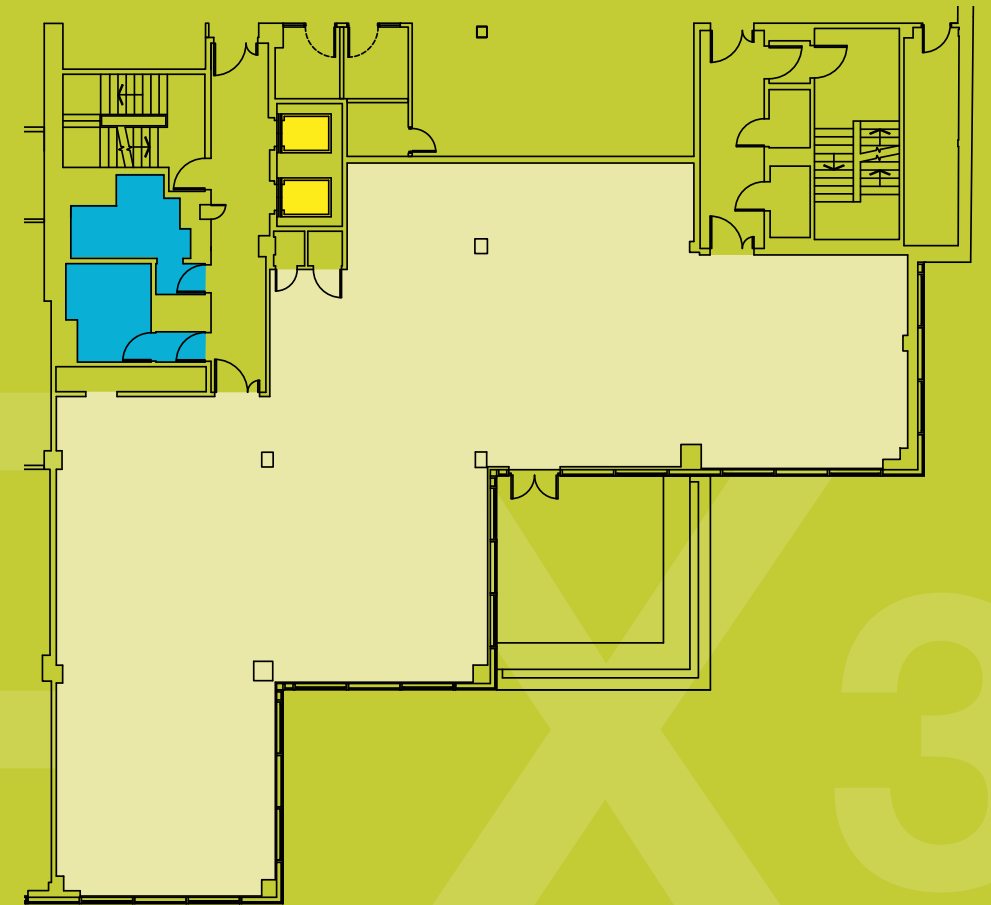


## Key

Male and female toilets

Available Space

Lifts



## 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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