

TO LET

LEISURE OPPORTUNITIES — RESTAURANT AND GYM OPPORTUNITIES



Illustration purposes - Restaurant



Illustration purposes - Gym/Fitness Studio

The Apex, Howe Moss Crescent,
Dyce, Aberdeen, AB21 0GN

- Fully fitted commercial kitchen to create Restaurant/Café
- Leisure space to create Gym/Fitness Studio
- Generous car parking facilities available for customers
- GIA — Restaurant - 455 sq.m (4,897 sq.ft) approx.
- GIA — Gym/Fitness Studio — 445 sq.m (4,789 sq.ft) approx.

LOCATION

The Apex is located on Howe Moss Crescent in Dyce, approximately 7 miles North West of Aberdeen City Centre and in the immediate vicinity of Aberdeen International Airport.

Aberdeen's new exhibition and conference complex, P&J Live, is also located in Dyce. The nearby Aberdeen Western Peripheral Route (AWPR) gives occupiers quick and easy access to the strategic transport network.

Surrounding occupiers within the immediate area include Halliburton, GlobalEnergy Group, Denholm Engineering, Clarinant and Metrol.

DESCRIPTION

THE APEX — BUILDING

The Apex is a new generation of office space illustrating a modern office fit out, with manned reception, welcoming lobby within a detached three storey building. The building itself boasts 70,000 sq.ft of office space with far reaching views, both over Dyce as well as the local countryside to the rear. The Apex integrates work, wellness and environment having an onsite gym, restaurant as well as secure bike parking and EV charging points.

LEISURE OPPORTUNITIES

RESTAURANT

A turnkey opportunity has arisen for an occupier to occupy a fully kitted commercial kitchen to create a café/restaurant. The space also has a large dining area along with a self-serving area and counter, providing a blank canvas for an occupier to put their own stamp on it. The kitchen includes a cold room, mechanical extraction, gas range stoves, a dishwasher, ovens and stainless-steel worktops and sinks.

GYM/FITNESS STUDIO

Leisure space within The Apex presents an exciting opportunity to create a gym/fitness studio with associated male and female changing/W.C. facilities. The space incorporates both open plan and cellular leisure space, providing the opportunity to create a main gym facility alongside various studios for classes.



