



Illustration purposes - Gym/Fitness Studio

- · 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, Global Energy 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.





#### **FLOOR AREAS**

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

|                    | Sq. m. | Sq. ft. |
|--------------------|--------|---------|
| Restaurant         | 455    | 4,897   |
| Gym/Fitness Studio | 445    | 4,789   |

# **RATING**

The premises will require to be reassessed dependent on space occupied.

#### **ENERGY PERFORMANCE CERTIFICATE (EPC):**

The building has a current Energy Performance Certificate of A.

#### V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

# **ENTRY**

Immediate, upon completion of legal formalities.

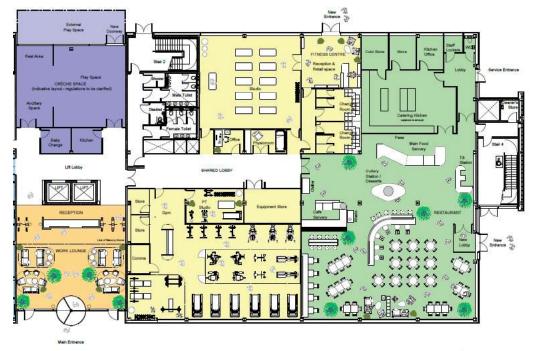
# **LEGAL COSTS**

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

#### **VIEWINGS & OFFERS**

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

# PROPOSED SPACE PLAN GROUND FLOOR



# To arrange a viewing please contact:



Chris Ion Chris.ion@g-s.co.uk 07717 425298

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# IMPORTANT NOTICE

These particulars do not form part of any contract. Neither the letting agents, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.

# **ACCOMMODATION / AREA**

MAIN RECEPTION

FITNESS SUITE

RESTAURANT