

office space  
open for business

# THE APEX

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

# Open & welcoming

- Modern office fit-out in situ
- Manned Reception
- Welcoming Lobby
- 3 Storey glass atrium
- Far Reaching Views
- Excellent Parking (1:222 sq. ft)
- 24 hour monitored CCTV
- 2x high speed passenger lifts to all floors



# Location.



Aberdeen Airport	4min 1.2mi
AWPR	5min 1.8mi
P&J Live	7min 2.2mi
Dyce Train Station	8min 3.0mi
Aberdeen City	25min 7.5mi
Aberdeen Train Station	25min 7.6mi

The Apex is located 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.

Dyce train station can be found to the east of the airport, providing services both north and south to Inverness and Aberdeen City Centre, with onward connections to towns and cities throughout the United Kingdom.

Aberdeen International Airport, offers direct flights to over 40 destinations throughout the UK, Europe and beyond. It is also the world's busiest commercial heliport.

Aberdeen is the third most populated city in Scotland and the administrative capital of the North East. The city has a population of approximately 210,000 people and a regional catchment area of more than 500,000. In addition to local population there are 30,000+ students who attend the prestigious Robert Gordon University and University of Aberdeen.



# A building that works for you.

Unparalleled amenities  
for a perfect workspace

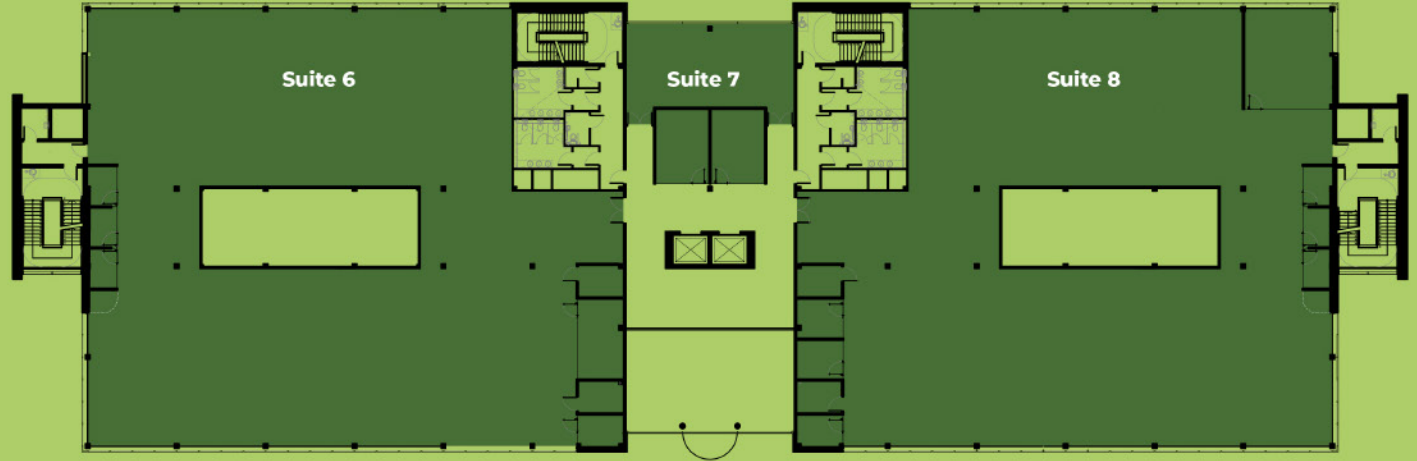
## Modern & Bright

A place for individuals  
and businesses who  
make every day count.



# 02

## Second Floor



2nd Floor	Sq M	Sq Ft
Suite 6 (Left)	889	9,569
Suite 7 (Centre)	105	1,134
Suite 8 (Right)	890	9,576
2nd Floor Total	1,884	20,279

### All areas

Level	Sq M	Sq Ft
2nd Floor	2,074	22,325
1st Floor	2,154	23,187
Ground Floor	2,314	24,903
Total	6,542	70,415

Modern office fit-out in situ

- Ready for Immediate Occupation
- Highly Flexible Accommodation and Lease Terms Available



### Suite 3 Subdivided

Suite 3	Sq M	Sq Ft
A (Front Left)	237	2,546
B (Front Right)	235	2,531
C (Rear)	271	2,919

# 01

## First Floor

1st Floor	Sq M	Sq Ft
Suite 3 (Left)	889	9,569
Suite 4 (Centre)	108	1,164
Suite 5 (Right)	973	10,470
<b>1st Floor Total</b>	<b>1,970</b>	<b>21,204</b>

# G

## Ground Floor



Ground Floor	Sq M	Sq Ft
Suite 1 (Left)	973	10,463
Suite 2 (Centre)	113	1211
<b>Ground Floor Total</b>	<b>1,086</b>	<b>11,674</b>

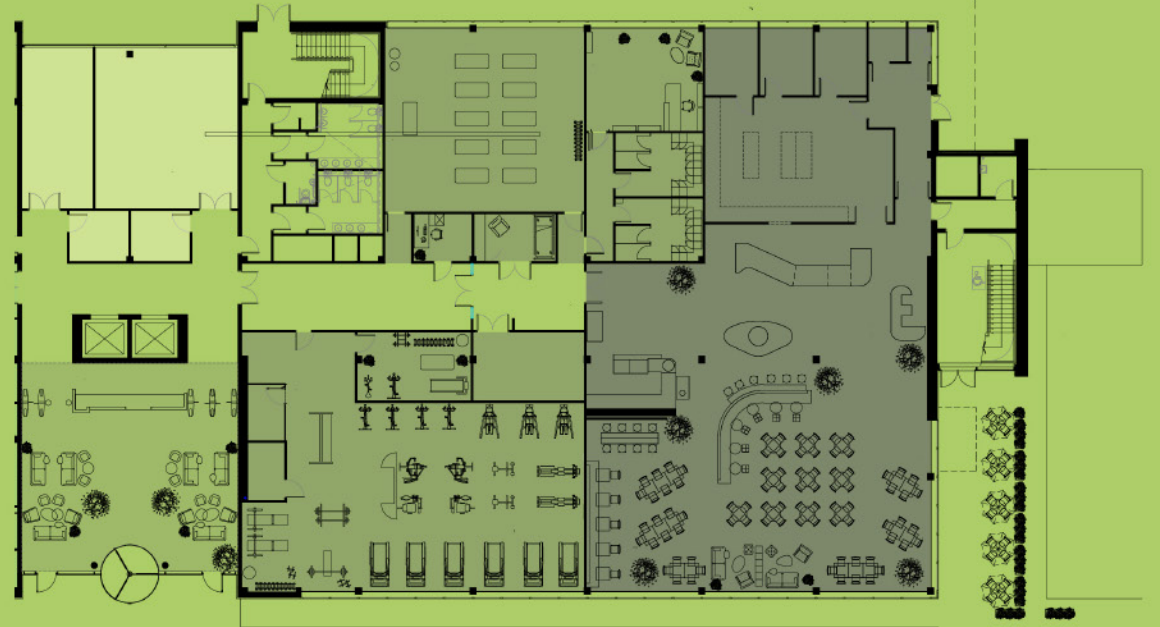
### Suite 1 Subdivided

Suite 1	Sq M	Sq Ft
A (Front)	504	5,429
B (Rear)	315	3,392

Three floors totalling  
70,000 sq ft of turnkey  
workspace in Aberdeen.



[theapexbuilding.co.uk/flythrough](https://theapexbuilding.co.uk/flythrough)



## Amenities

Ground Floor	Sq M	Sq Ft
Reception & Business Lounge	121	1,297
Gym	445	4,794
Restaurant	455	4,897





In development  
On site gym



Secure  
Bike  
parking



In development  
On site golf  
simulator

## Pushing Productivity Beyond The Desk



**Eat,  
drink,  
work –**  
Or simply sit & relax



In development  
On site restaurant  
& coffee shop



## Specifications for every expectation

The Apex is a new generation of office space for you, integrating work, wellness and environment with the highest standard of design & technology.

-  Comfort cooling & raised access floors
-  All floors benefit from a high quality fit-out
-  Cellular office and meeting rooms around the central core
-  Kitchenettes for each suite
-  Carpeted flooring
-  337 parking spaces (1,222 sq ft)
-  Shower facilities
-  Open plan office areas
-  EV Charging





# Technology to power your workspace.



BMS Controlled  
HVAC System



Secure on site  
data centre



Internal fibre cabling  
throughout up to 10GB



Generator backup  
uninterrupted UPS System

# More info.

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

**THE APEX**

## Terms

Full flexibility, further details upon request.

## Rent

From £10.00 per sq ft, exclusive of VAT

## Rates

The proposed Rateable Value from April 2023 is £875,000. The building will require to be reassessed depending upon the specific space occupied. An estimate can be provided.

## Service Charge

A service charge will be payable for the common areas. An estimate can be provided.



For more information please contact the joint marketing agents:

**GRAHAM + SIBBALD**

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