

DESCRIPTION

- Exchange Tower is a landmark office building, the tallest in central Edinburgh, occupying a prime commercial location in The Exchange District
- Each floor offers high levels of natural daylight, the tower floors providing stunning 360-degree panoramic views over the city and the Castle
- Occupiers include Addleshaw Goddard, Royal Bank of Canada, Montagu Evans LLP and Cornerstone Asset Management
- Comprehensively refurbished office accommodation available throughout
- The building is professionally managed to meet demanding occupiers' business needs
- 24 hour access, 7 days a week and a concierge present throughout the working day

The general specification is as follows:

New individual VRF air conditioning systems for each suite

Full raised access floors with floorboxes and high quality carpet

New metal suspended ceiling with recessed LED light fittings

Reconfigured, refurbished and enlarged reception area

Professionally managed front desk concierge service

New toilets and showers

Designated car parking with all suites

'Silver' WiredScore accreditation highlighting excellent digital connectivity

EPC rating of 'C'



LEASE TERMS

Suites are available on standard FRI terms, further information on request.

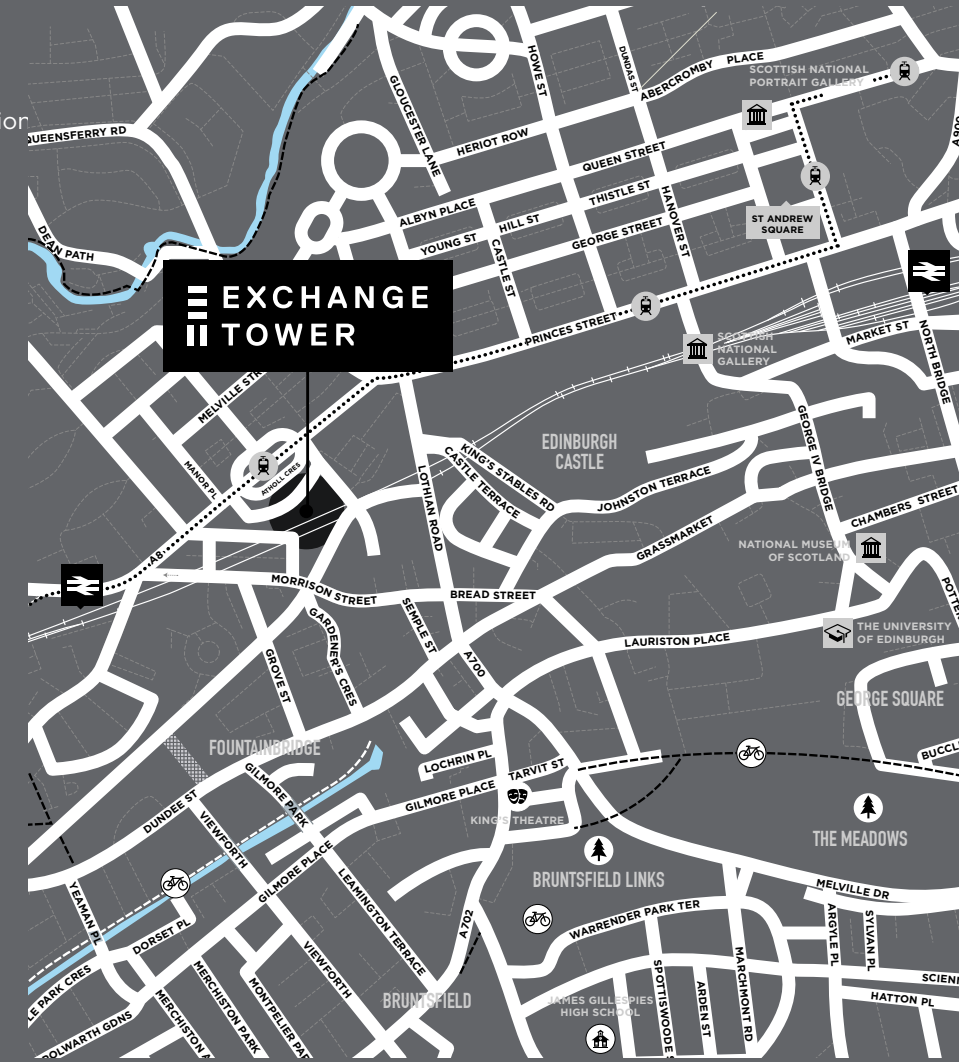
VAT

The building is elected for VAT.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in any transaction.

The incoming tenant will be responsible for the payment of any LBT, registration dues and subsequent memoranda and VAT.



VIEWING & FURTHER INFORMATION

CBRE Ltd
7 Castle Street
Edinburgh
EH2 3AH

Allan Matthews
T 0131 243 4156
E allan.matthews@cbre.com

Beverley Mortimer
T 0131 243 4179
E beverley.mortimer@cbre.com

Savills Ltd
Wemyss House
8 Wemyss Place
Edinburgh | EH3 6DH

Hugh Rutherford
T 0131 247 3816
E hugh.rutherford@savills.com

Henrietta Wilson
M 0131 247 3768
E henrietta.wilson@savills.com

CBRE



CBRE & Savills for themselves and for the vendors or lessors of this property whose agents they are given notice that; 1. The particulars are set out as a general outline only for the guidance of intended purposes or lessees and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements for representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the employment of CBRE and Savills have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: June 2019

**EXCHANGE
TOWER
EDINBURGH**

TO LET

OPEN PLAN OFFICES WITH
FLEXIBLE SUITE SIZES AVAILABLE

19 CANNING STREET
EDINBURGH | EH3 8EH

EXCHANGETOWER-EDINBURGH.CO.UK

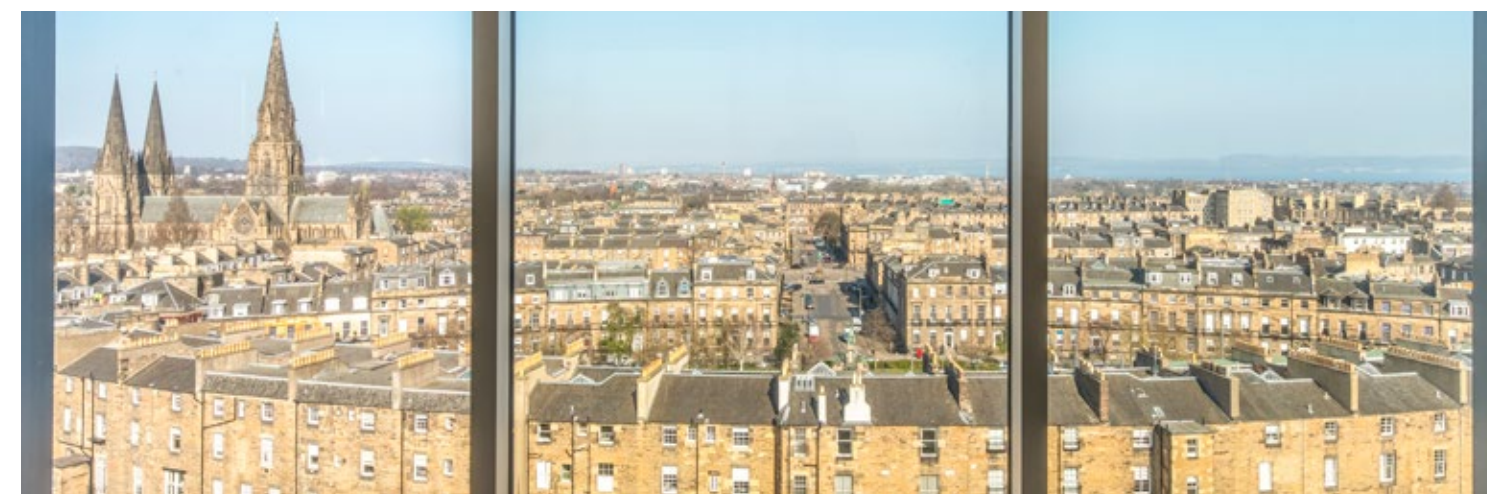
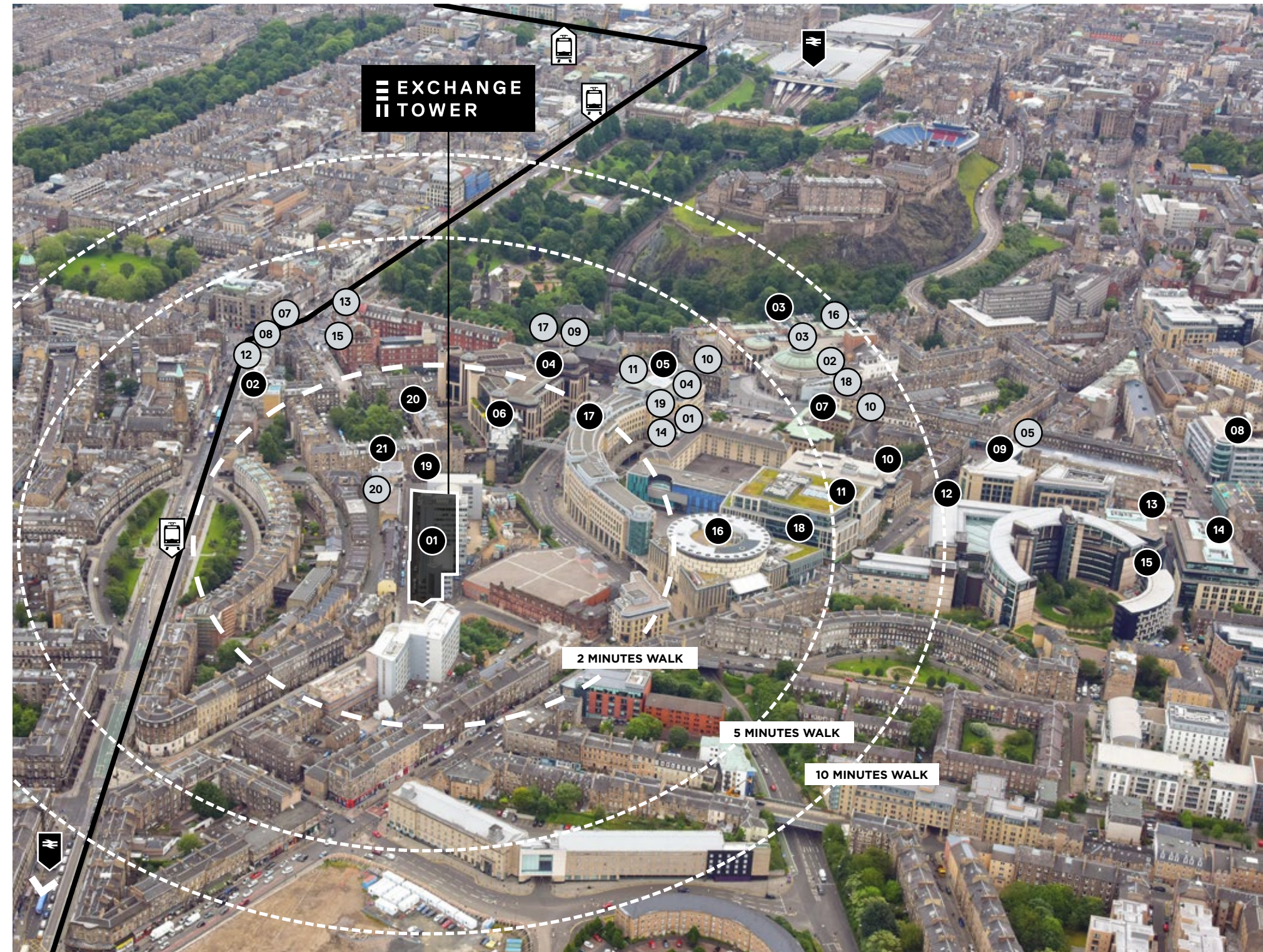
WHY EXCHANGE TOWER

- Exchange Tower is a Grade A landmark office building, situated in a prime city centre, Exchange District location
- Totalling 65,000 sq ft (6,038 sq m) of open plan accommodation over 13 floors, offering unrivalled views across the city
- Providing suite sizes from 2,000 - 20,000 sq ft in a variety of combinations, at rent levels to suit differing occupier needs
- Secure on-site car parking, bicycle racks and shower facilities
- This space arrives at a time when the Edinburgh office market is short of high quality open plan office accommodation

LOCATION

- Prominently positioned at the junction of Canning Street and Torphichen Street
- In the heart of the Exchange business and financial district - Edinburgh's premier central office location
- Immediate and convenient access to a full range of restaurants, bars, cafes, shops and hotels
- The principal retail streets of George Street and Princes Street are close at hand.
- Only two minutes walk to a tram stop, 7 minutes walk from Haymarket rail station.

IN THE HEART OF THE EXCHANGE BUSINESS AND FINANCIAL DISTRICT



OCCUPIERS

- 01 Addleshaw Goddard, RBC Europe Ltd, Cornerstone Asset Management
- 02 DLA Piper
- 03 CMS Cameron McKenna, KPMG, Martin Currie, Deloitte
- 04 Aberdeen Standard Life
- 05 Burness Paull, Cairn Energy Ltd, Artemis Fund Managers
- 06 Anderson Strathern
- 07 Bank of New York Mellon, Dentsu Aegis
- 08 Lloyds Banking Group
- 09 Franklin Templeton
- 10 Aberdeen Standard Life

- 11 Brewin Dolphin, PWC, EY, Macquarie Bank
- 12 Lloyds Banking Group
- 13 Wood McKenzie, Landmark Serviced Offices
- 14 Blackrock, Hymans Robertson
- 15 Scott Moncrieff, Cromwell Property Group
- 16 EICC
- 17 Shepherd & Wedderburn, Aquila Merkle, Moody's
- 18 Clearwater Analytics, Marks & Clerk LLP, Zonefox
- 19 Lindsays, Mott McDonald, Hudson
- 20 Atkins Ltd

AMENITIES

- 1 Sheraton One Spa
- 2 Lyceum Theatre
- 3 Usher Hall
- 4 Brewdog
- 5 Filmhouse
- 6 Odeon Cinema
- 7 The Huxley/Kyloe
- 8 Ghillie Dhu
- 9 Red Squirrel
- 10 The Taproom
- 11 All Bar One
- 12 Travelodge
- 13 Waldorf Astoria Edinburgh
- 14 The Sheraton Hotel
- 15 Grazing by Mark Greenaway

- 16 Dine/Traverse Theatre
- 17 Wagamama
- 18 Nandos
- 19 One Square Restaurant
- 20 Rutland Nursery



THE PROPERTY PROVIDES IMMEDIATE AND CONVENIENT ACCESS TO A FULL RANGE OF RESTAURANTS, BARS, CAFES AND SHOPS WITHIN THE EXCHANGE DISTRICT AS WELL AS THE WEST END

