

# EXCHANGE TOWER

TO LET

HIGH QUALITY OPEN PLAN  
ACCOMMODATION  
NEWLY REFURBISHED  
ELEVENTH FLOOR SUITE  
2,722 SQ FT (253 SQ M)



## LOCATION

### EXCHANGE TOWER IS SITUATED IN THE HEART OF EDINBURGH'S EXCHANGE DISTRICT

It is superbly located for public transport links, with Princes Street West tram stop less than five minutes walk and Haymarket rail station 500 yards away. Staff amenity is excellent with a number of quality restaurants on Shandwick Place. George Street and Princes Street are also within easy walking distance.

Situated at a prominent corner location, fronting both Canning Street and Tophichen Street, an incoming tenant has an excellent opportunity to create a strong profile.

## DESCRIPTION

The eleventh floor suite is accessed directly from the newly configured and refurbished reception area via high speed lifts and offers a tenant excellent prominence in the building. The comprehensive refurbishment has created a high quality working environment incorporating the following:

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Full raised access floors

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New carpets throughout

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New metal tile suspended ceiling and recessed LED light fittings

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New VRF air conditioning system

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Male and Female toilets on each floor

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Shower facilities

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Designated, secure car parking

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Bicycle racks

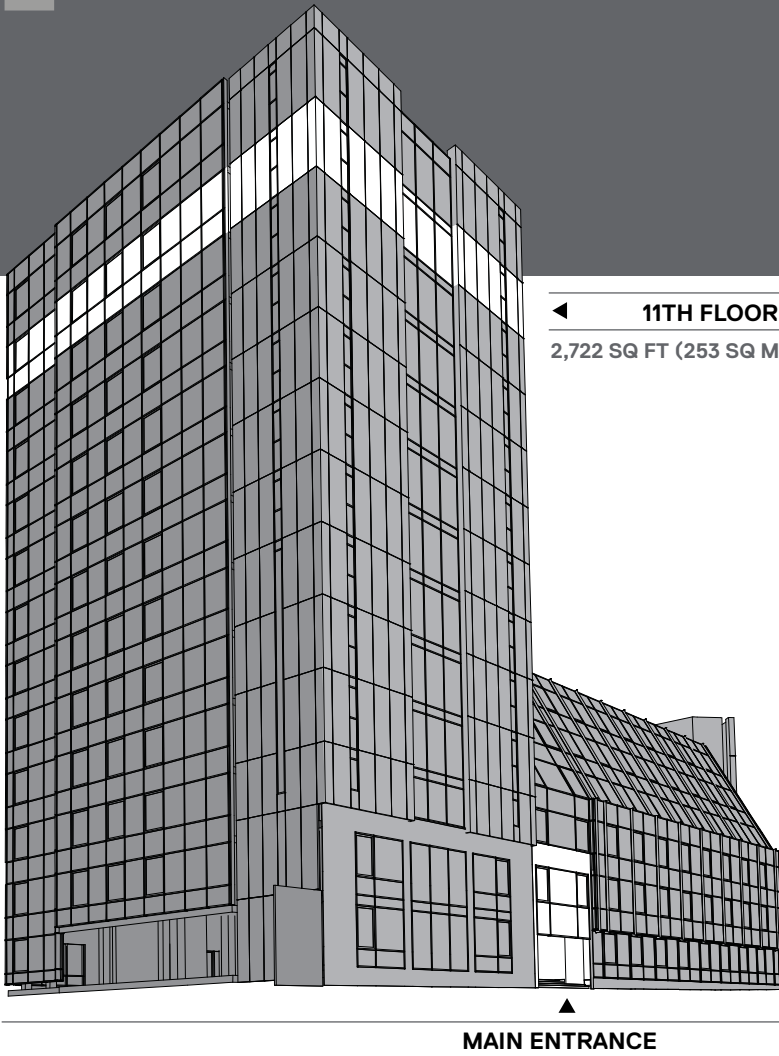
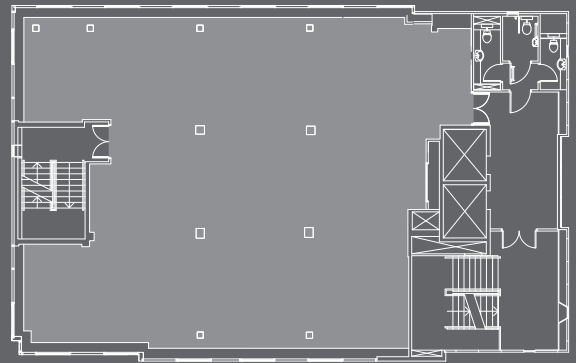
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Views of Edinburgh Castle

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## ACCOMMODATION

The eleventh floor suite extends to **2,722 SQ FT (253 SQ M)**.



◀ **11TH FLOOR**  
2,722 SQ FT (253 SQ M)

### CAR PARKING

There is a secure barrier access car park.

Car parking is available on request and at an additional cost.

### RATEABLE VALUE

Further information regarding Local Authority Rates is available from the letting agents.

### EPC

The building has an EPC rating of 'C'.

## VIEWING & FURTHER INFORMATION

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