

# EXCHANGE TOWER

TO LET

HIGH QUALITY OPEN PLAN  
ACCOMMODATION  
FULLY FITTED, PLUG & PLAY  
GROUND FLOOR SUITE  
2,811 SQ FT (261.15 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 metres away. Staff amenity is excellent with a number of good 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 Torphichen Street, an incoming tenant has an excellent opportunity to create a strong profile.

## DESCRIPTION

The ground floor suite is accessed directly from the newly configured and refurbished reception area and offer a tenant excellent prominence in the building. The space is fully fitted out and offers a plug and play solution for any tenants seeking immediate occupation. The high quality working environment incorporates the following:

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Full raised access floors

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Metal tile suspended ceiling and recessed LED light fittings

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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

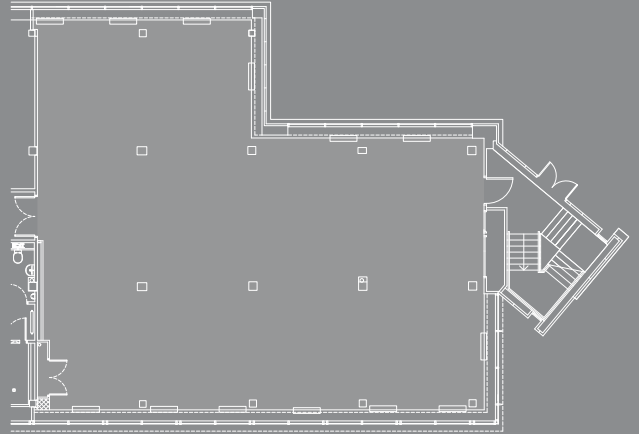
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Bicycle racks

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## ACCOMMODATION

The ground floor suite extends to  
**2,811 SQ FT (261.15 SQ M)**



### FIT OUT

The existing fit out includes:

- 30 workstations
- 6 person meeting room
- Managers office
- Kitchen/break out area

### 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'.

◀ **GROUND FLOOR**  
2,811 SQ FT (261.15 SQ M)

▲  
**MAIN ENTRANCE**

## VIEWING & FURTHER INFORMATION

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