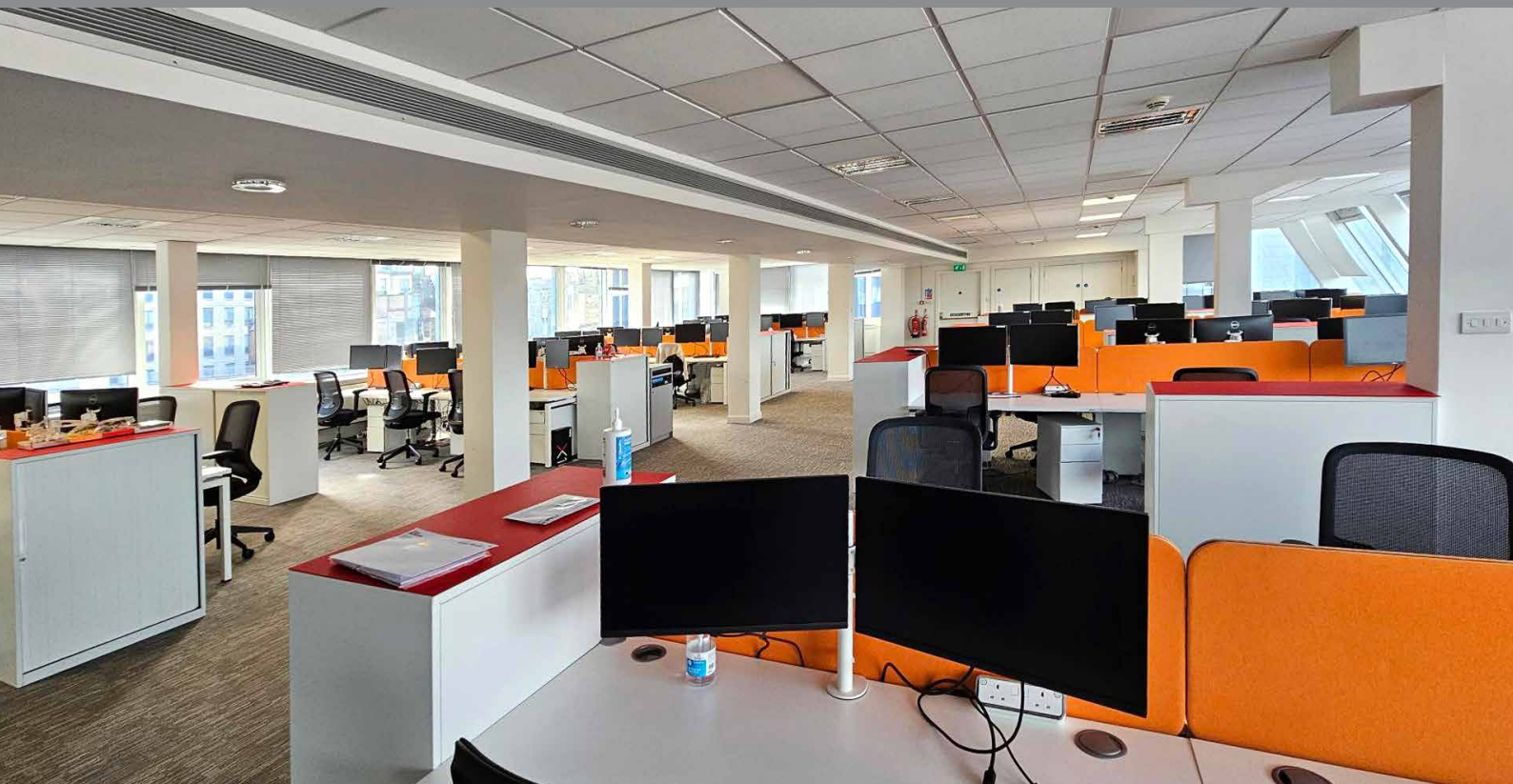


# EXCHANGE TOWER

TO LET

HIGH QUALITY OPEN PLAN  
ACCOMMODATION  
DUE TO BE REFURBISHED  
FOURTH FLOOR SUITE  
4,933 SQ FT (458 SQ M)



## LOCATION

**EXCHANGE TOWER IS AN ALL ELECTRIC BUILDING 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 Torphichen Street, an incoming tenant has an excellent opportunity to create a strong profile.

## DESCRIPTION

The 4th-floor west is a bright office suite that is scheduled for comprehensive refurbishment, along with the reception area. The suite can be accessed via high-speed lifts and features dual-aspect opening windows, which provide ample natural light. Once fully refurbished, the property will include the following improvements:

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Full raised access floors

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Carpets throughout

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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

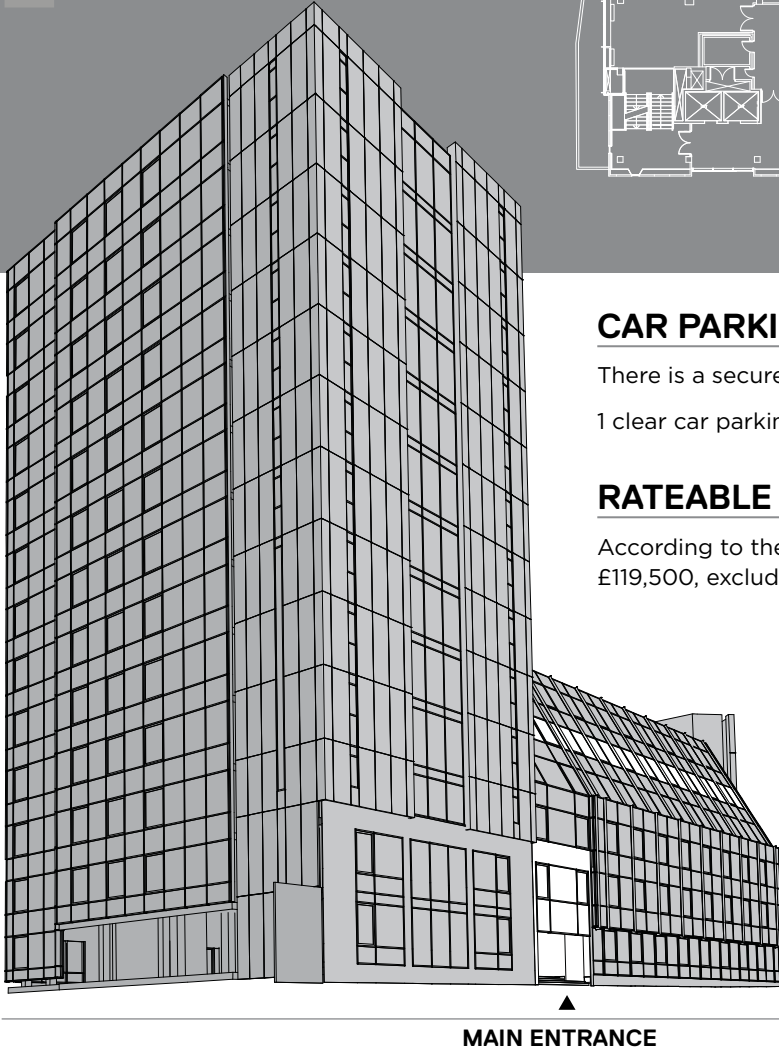
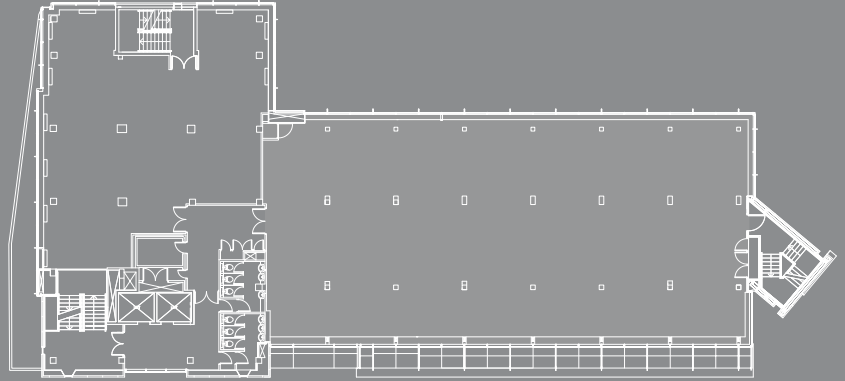
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City views

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## ACCOMMODATION

The fourth floor west suite extends to  
**4,933 SQ FT (458 SQ M)**



## CAR PARKING

There is a secure barrier access car park.

1 clear car parking space is available (if required).

## RATEABLE VALUE

According to the Valuation Roll the current rateable value is RV:  
£119,500, excluding parking.

## EPC

The building has an EPC rating of 'A'.

### ◀ 4TH FLOOR WEST

4,933 SQ FT (458 SQ M)

## VIEWING & FURTHER INFORMATION

**CBRE**  
7 Castle Street  
Edinburgh | EH2 3AH

**D Angela Lowe**  
T 07793 808 458  
E angela.lowe@cbre.com

**Daryl Baxter**  
T 07827 321 179  
E daryl.baxter@cbre.com

**JLL**  
7 Exchange Crescent | conference  
Square | Edinburgh | EH3 8LL

**Craig Watson**  
T 07739 299 532  
E craig.watson@jll.com

**Sara Dudgeon**  
M 07731 986 156  
E sara.dudgeon@jll.com

**CBRE**

**JLL**

