

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:

Full raised access floors

Carpets throughout

Metal tile suspended ceiling and recessed LED light fittings

VRF air conditioning system

Male and Female toilets on each floor

Shower facilities

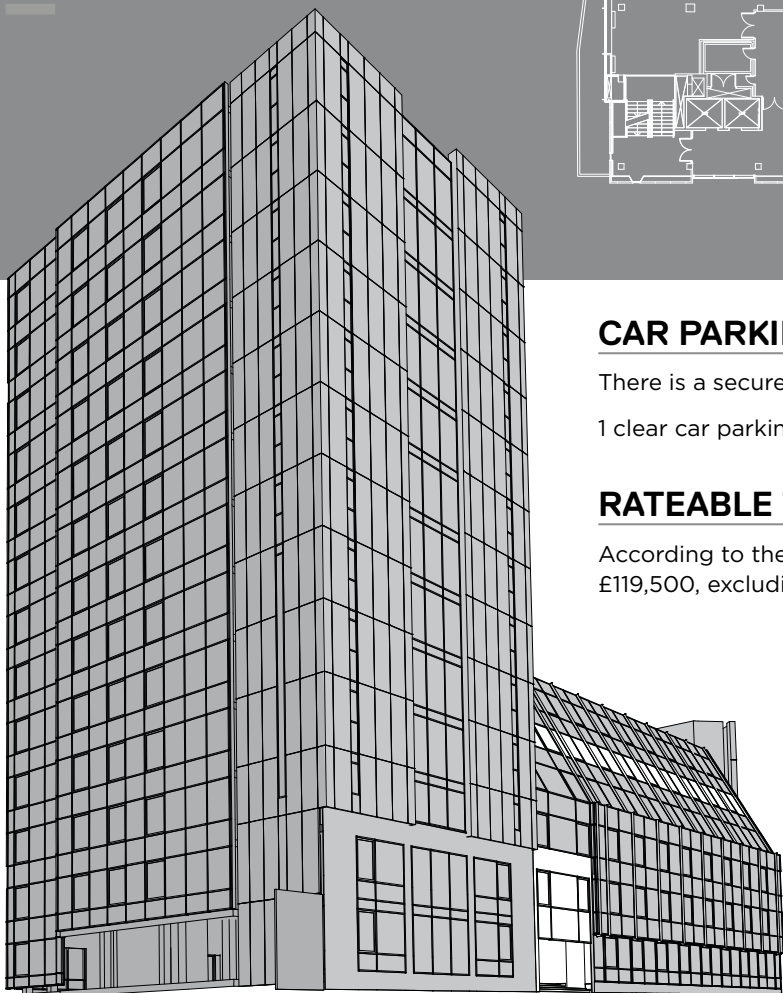
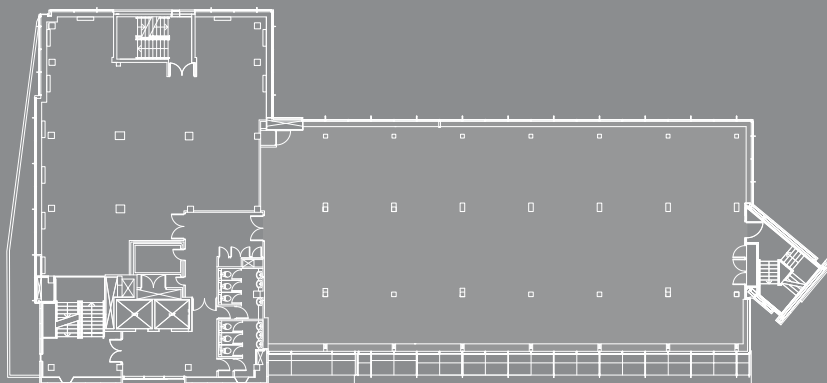
Designated, secure car parking

Bicycle racks

City views

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)

▲
MAIN ENTRANCE

VIEWING & FURTHER INFORMATION

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