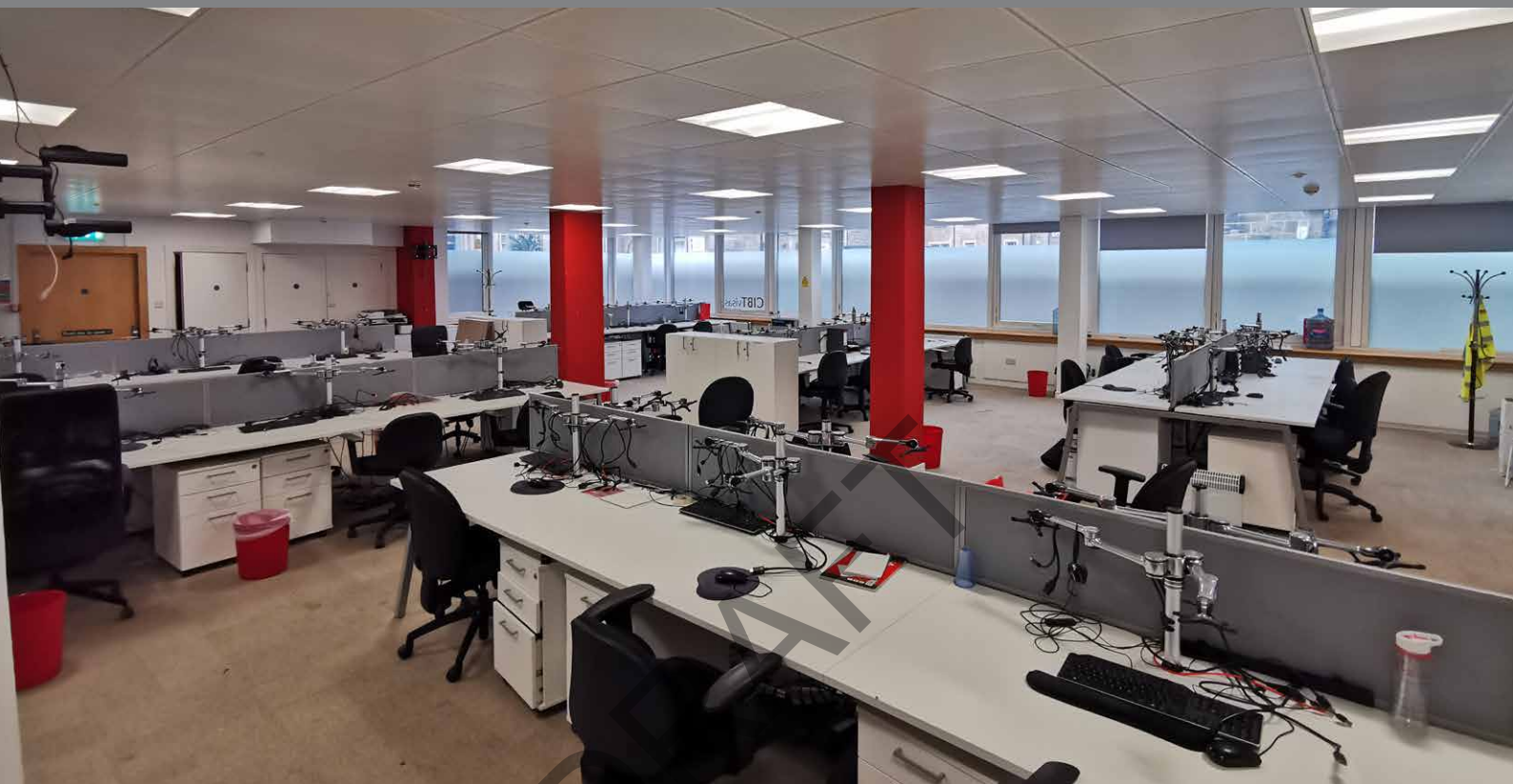


# EXCHANGE TOWER

## 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 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 ground 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 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

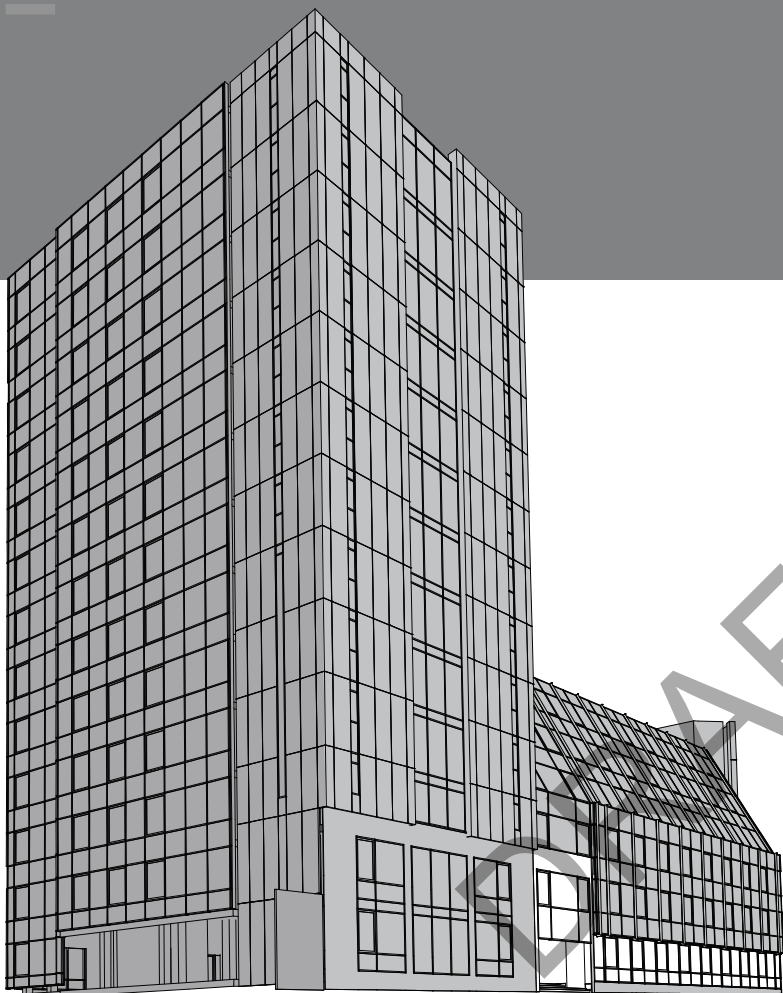
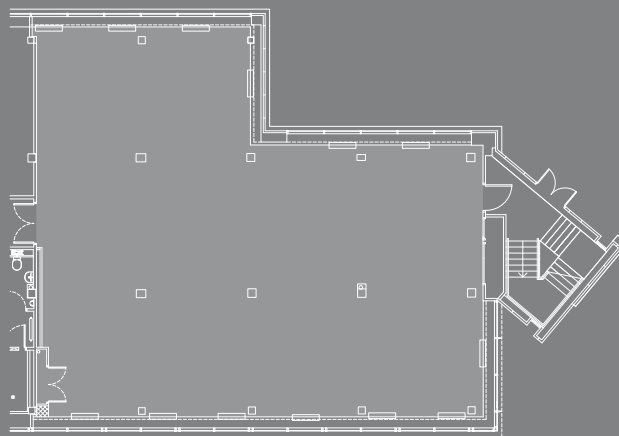
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Bicycle racks

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## ACCOMMODATION

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



▲  
**MAIN ENTRANCE**

### 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)**

## VIEWING & FURTHER INFORMATION

### CBRE Ltd

7 Castle Street  
Edinburgh | EH2 3AH

### Angus Lutton

T 07884 211 817  
E angus.lutton@cbre.com

### Stewart Taylor

T 07979 616 512  
E stewart.taylor@cbre.com

### Savills Ltd

Wemyss House | 8 Wemyss Place  
Edinburgh | EH3 6DH

### Henrietta Wilson

M 07718 275 571  
E henrietta.wilson@savills.com

### Mike Irvine

M 07919 918 664  
E mike.irvine@savills.com

**CBRE**

