



EXCHANGE PLAZA

50 Lothian Road, Edinburgh EH3 9BY
Available for quick occupancy

Fitted & Managed Workspace



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InstantManaged





EXCHANGE PLAZA, A STANDOUT FEATURE IN EDINBURGH’S PRESTIGIOUS EXCHANGE DISTRICT, REPRESENTS THE PINNACLE OF MODERN SOPHISTICATION AND FUNCTIONALITY.

This Grade A office building showcases its architectural excellence spanning six floors. Its defining feature, a magnificent double-height reception, offers access from both Festival Square and Lothian Road, leading directly into premium office environments. These spaces have been thoughtfully designed to meet the dynamic needs of forward-thinking businesses.

Available as single or two suites:

Floor	Sq Ft	Workpoints (circa)	Monthly Cost (£psf)
4th Floor – Single Occupancy	16,867	224	From £140,555 (£100)
4th Floor – North Suite	7,503	84	From £62,525 (£100)
4th Floor – South Suite	8,912	105	From £74,250 (£100)

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BUILDING FEATURES INCLUDE:

PANORAMIC VIEWS

Exchange Plaza's elevated position affords some of the most spectacular views across Edinburgh, offering a unique and inspiring backdrop to the workday.

CYCLE AND MOTORCYCLE PARKING

A secure basement car park offers ample space for bicycles and motorcycles, supporting green commuting and providing peace of mind for cyclists.

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IMPRESSIVE ATRIUM

The heart of Exchange Plaza is its seven-storey atrium, featuring a manned reception that presents a striking first impression with its architectural grandeur.

OPTIMAL OFFICE ENVIRONMENT

With clear floor to ceiling heights of 2.7m, the office spaces are designed to maximise comfort and productivity, complemented by an abundance of natural light.



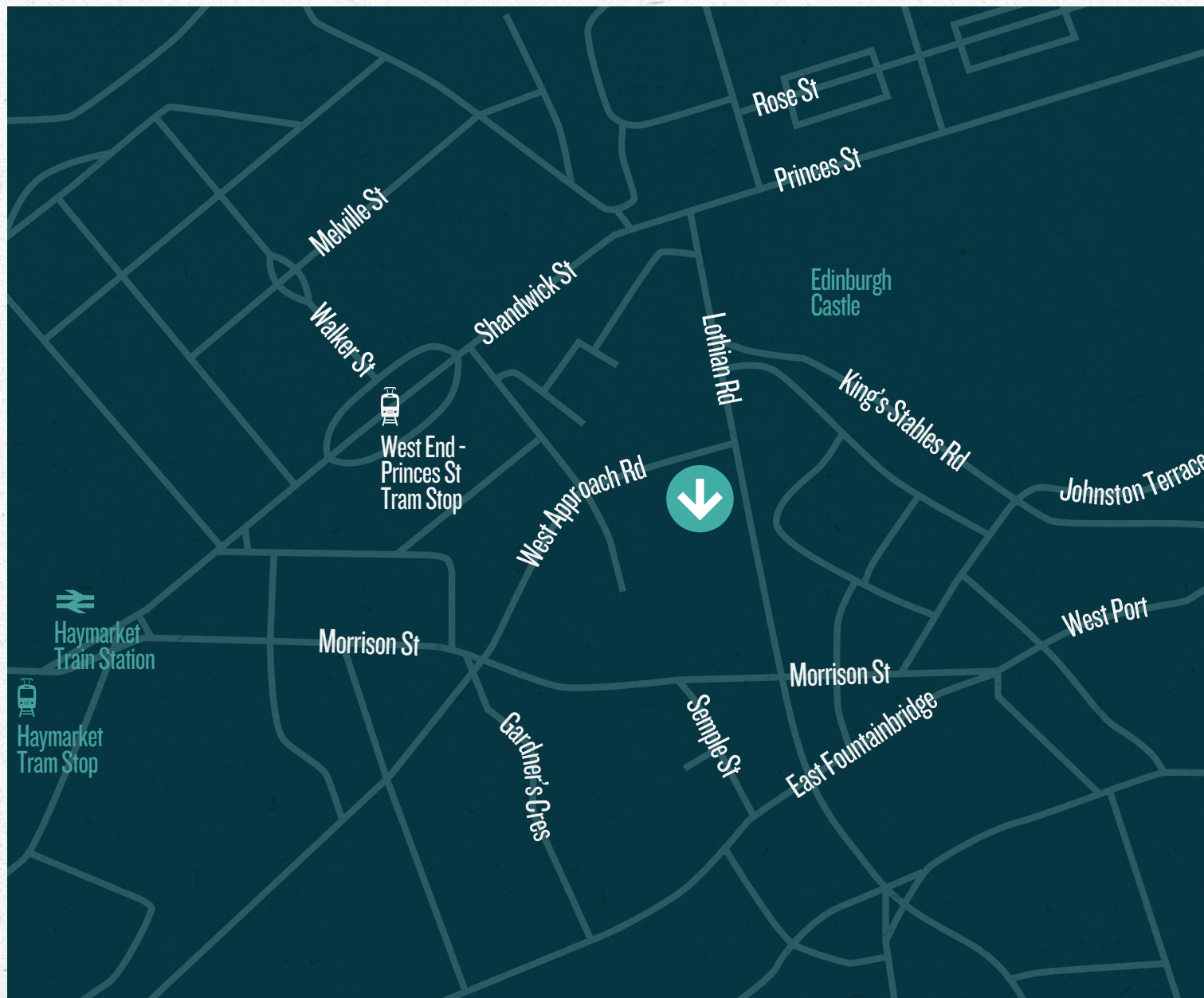


EXCHANGE PLAZA

A PRIME LOCATION.

Exchange Plaza is perfectly positioned in Edinburgh's esteemed Exchange District, balancing the city's historical backdrop with its contemporary pulse. It serves as a central point for business, offering a balanced work-life environment. Located within easy reach of Edinburgh's financial hub and cultural attractions, the Plaza offers a unique blend of professional opportunity and personal enjoyment. Just a short walk from Edinburgh Waverley and Haymarket stations, Exchange Plaza not only connects its tenants to Scotland's capital but also to a lifestyle that complements their professional journey. It's not just an office address—it's a part of life in Edinburgh.

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THE MANAGED OFFICE:

YOUR WORKSPACE, YOUR WAY

A turnkey and fully managed office solution powered by The Instant Group, the global leaders in flexible workspace solutions.

One partner, seamless delivery, all-inclusive cost. Simple. A private, branded workspace delivered at speed by The Instant Group; they look after you and your workspace.

The Managed Office solution bridges the gap between a flexible office and a traditional lease. Your brand, your culture, and your office – all on flexible terms.

These personalised, sustainable and agile workspace options help teams achieve their best work life every day with the comfort of hospitality and the wider amenity offering at Exchange Plaza.

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THE SMARTER WAY TO USE OFFICE SPACE.

BENEFITS:

- Your own front door and private facilities
- Personalise and brand your space
- Move within 12 weeks
- Flexible lease terms from 24 months
- Focus on sustainability and net zero
- Suite of hospitality services
- Employee wellbeing
- Everything managed end-to-end by an expert team
- Single supplier, single invoice
- Fixed, all-inclusive cost

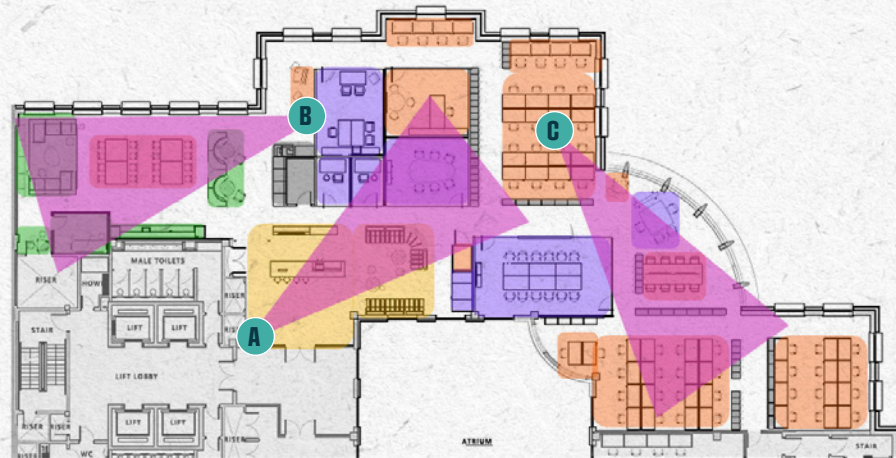
WE'RE POWERING A SMARTER WORKING WORLD FOR EVERYONE. GET STARTED TODAY WITH YOUR MANAGED OFFICE.

The Instant Group is the world's largest independent marketplace for flexible workspace, enabling agility, hybrid working solutions and improved operational resilience for over 250,000 businesses globally.



EXCHANGE PLAZA

A number of floorplan configuration options available to suit your workspace, including:



THE HUB - TEAM BASED WORKING

Designed to encourage new ways of working to enable groups who come together to solve problems. Built with a higher portion of collaborative spaces to support a combination of focused and team based spaces.

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Images are indicative

EXCHANGE PLAZA

FOURTH FLOOR SOUTH / PLANNING PRINCIPLES

828 SQ M / 8,912 SQ FT

THE NEST - INDIVIDUAL BASED WORKING

Designed to optimise productivity, supporting workplaces with a high portion of 1:1 work. Built for individual work, with fewer collaborative spaces whilst also having water cooler moments.

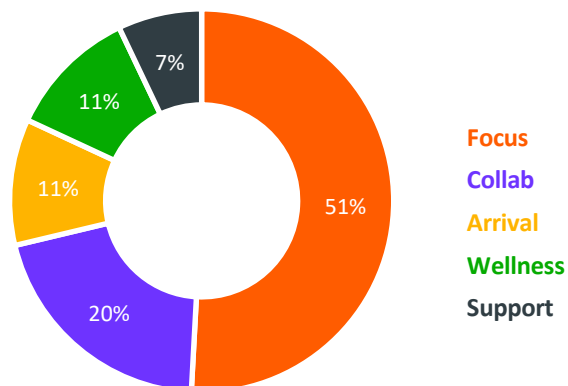
WORKPOINTS PROVIDED

105 no. including primary and secondary workpoints.

HEADCOUNT

Planned to support a headcount of 118 who work in the office on the average 4 days a week.

AN EXAMPLE OF A FLOORPLAN CONFIGURATION OPTION AVAILABLE FOR THE SOUTH SUITE.
A CHOICE OF CONFIGURATION OPTIONS ARE AVAILABLE, INCLUDING THE BELOW:



Total Monthly Cost

£74,250

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EXCHANGE PLAZA

FOURTH FLOOR NORTH / PLANNING PRINCIPLES

697 SQ M / 7,503 SQ FT
TOTAL 54 WORKPOINTS + 64 COLLABORATION SEATS

THE HUB - TEAM BASED WORKING

Designed to encourage new ways of working to enable groups who come together to solve problems. Built with a higher portion of collaborative spaces to support a combination of focused and team based spaces.

WORKPOINTS PROVIDED

54 no. including primary and secondary workpoints.

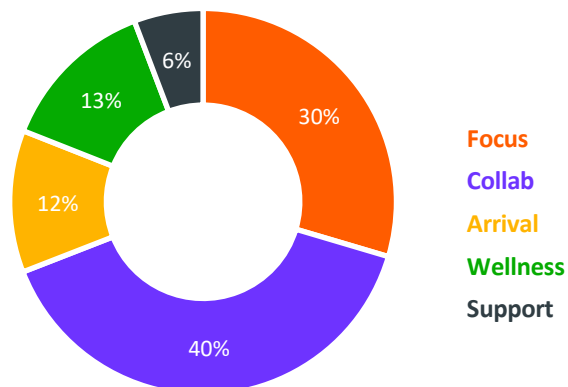
HEADCOUNT

Planned to support a headcount of 100 who work in the office on the average 3 days a week.

Total Monthly Cost

£62,525

AN EXAMPLE OF A FLOORPLAN CONFIGURATION OPTION AVAILABLE FOR THE SOUTH SUITE.
A CHOICE OF CONFIGURATION OPTIONS ARE AVAILABLE, INCLUDING THE BELOW:



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WHAT SERVICES ARE INCLUDED IN THE TOTAL COST OF OCCUPATION?

CLEANING

Delivery of a detailed cleaning service/schedule (upon completion of fit out works).
Updated periodically in consultation with the Occupier.

Proactive management of cleaning, routine daily janitorial services, pest control and reactive response to cleaning incidents such as spillages.

- Provision of daily clean from Monday Friday excluding Public Holidays
- Quarterly periodic cleans
- Monthly cleaning quality audit
- Removal of General waste and mixed recycling
- Confidential waste removal

TECHNICAL MAINTENANCE

- Implementation of a planned preventative maintenance programme
- Reactive maintenance and remedial works when required
- Routine inspection and monitoring
- Provision of 24-hour emergency call out cover in respect of mechanical and electrical maintenance
- Reactive response to any mechanical and electrical (M&E) and building fabric issues within the Property
- Frequent planned engineer visits to provide preventative maintenance and ad-hoc tasks within the Property (but not for the avoidance of doubt the Common Parts)
- All parts and labour for reactive and proactive remedials/replacements (for assets in scope)
- All asset schedules and planners will be details in contract

All planned and reactive maintenance shall be carried out in accordance with the SFG20 Standard Maintenance Specification for Building Services (as updated from time to time), developed by the Building & Engineering Services Association (www.sfg20.co.uk). To also include but not limited to original equipment manufacturers recommendations, CIBSE Guidelines (Guide F – Energy, Guide M (Maintenance), CIBSE Building Operation manual, BSRIA, Relevant BS standards.

COMPLIANCE AND HEALTH AND SAFETY

- Provision of assurance and governance on all services delivered by the Occupier of the Property
- Provision of fire risk assessment prior to initial occupation of the Property by the Occupier and an annual review thereafter.
- Provision of water risk assessment upon completion of fit out works and reviewed at statutory compliant intervals

OFFICE SERVICES

- Supply of an introductory guide to the Property and the Workspace Services.
- Payment of the Utilities Costs
- Quarterly reporting
- Provision and maintenance of bean to cup coffee machines & Vivereau taps
- 24/7 helpdesk service
- Management of all head landlord services
- All services backed up by SLAs and KPIs

SECURITY

Through the delivery of the below security services, the Landlord will assist the Occupier with the safeguarding of the Occupier's people and assets from both external and internal threats, through the management of security controls protecting the Property.

- Access Control
- Incident management support
- Clear desk policy support (as defined by the Occupier)

RESOURCE

- Provision of sufficient management across the contract to ensure service delivery excellence.

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GET IN TOUCH



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