

DESCRIPTION

Exchange Tower was originally constructed during the 1970's and extensively remodelled in 2001, providing open plan accommodation over 13 levels.

Each suite offers high levels of natural daylight and affords excellent views of the city making the tower a truly landmark location.

The building is run to meet occupier's business needs with 24 hour access 7 days a week and a commissionaire presence throughout the day. There is on site secure car parking which is situated at the rear of the building.



SPECIFICATION

Our clients have recently refurbished all available floors within the building, more detailed information on the inserts. The general specification is as follows:

- Newly configured reception area
- 4 Pipe fan coil air conditioning & perimeter heating
- 2 High speed passenger lifts
- Full raised access floor with new carpet finish
- New suspended ceiling and light fittings
- Male, female and disabled toilets, showers
- DDA compliant
- On site car parking
- Cat 5E data cabling installed (comm's room required)
- Water and drainage points to allow kitchen / tea prep installation
- New roller blinds to all windows



LEASE TERMS

The suites are available on lease terms from five years and upwards.

QUOTING RENT

Rent on application.

EPC

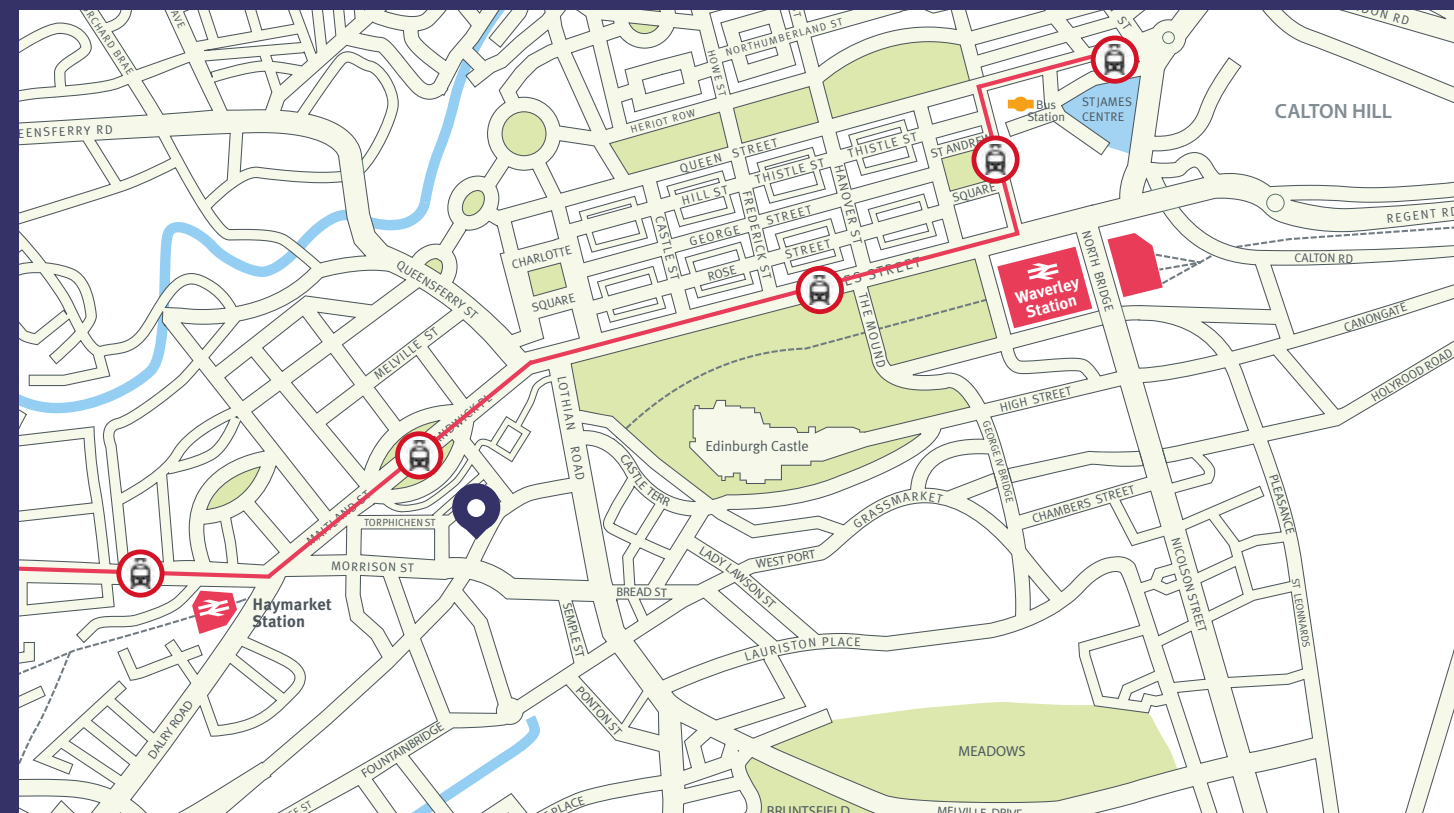
Exchange Tower has an EPC Rating of 'E'.

VAT

All terms quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred in any transaction. In the normal manner the ingoing tenant will be responsible for the payment of any Stamp Duty, Registration Dues, Subsequent Memoranda and VAT.



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CBRE and Montagu Evans for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE and Montagu Evans have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: September 2014.

VIEWING & FURTHER INFORMATION

To arrange viewings and request further information, please contact either of the joint letting agents:

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EXCHANGE TOWER

19 CANNING STREET, EDINBURGH, EH3 8EH
OPEN PLAN OFFICES TO LET

SUITES FROM 206.7 SQM -1,486 SQM
(2,225 SQ FT - 16,006 SQ FT)

EXCHANGETOWER-EDINBURGH.CO.UK

EXCHANGETOWER



- 1 HBJ Gateley Waring, Melrose Resources plc, RBC
- 2 DLA Piper
- 3 Dundas & Wilson, KPMG, Deloitte, Martin Currie
- 4 Standard Life
- 5 Cairn Energy, Burness Paull, Brodies, Clydesdale Bank
- 6 Anderson Strathern
- 7 BNY Mellon
- 8 Lloyds Banking Group
- 9 Franklin Templeton
- 10 Aberdeen Asset Management
- 11 Brewin Dolphin, PWC, Green Investment Bank, IBM, Henderson GI
- 12 Scottish Widows
- 13 Wood Mackenzie, i2 Office
- 14 Blackrock, Hymans Robertson
- 15 Scott Moncrieff, Alexander Forbes, Valad Property Group
- 16 EICC
- 17 Regus
- 18 AON, Freeagent Central
- 19 Lindsays, Mott Macdonald, Hudson
- 20 Atkins Faithful & Gould
- 21 Marks & Clerk LLP
- A Travelodge
- B The Caledonian - A Waldorf Astoria Hotel
- C Sheraton Hotel
- D Galvin Brasserie de luxe
- E Pompadour Restaurant
- F Wagamama
- G Nandos
- H One Square Restaurant
- I Rutland Nursery
- J Careshare Nursery
- K Living Well

- L One Spa
- M Lyceum Theatre
- N Usher Hall
- O HMV Picture House
- P Filmhouse
- Q Odeon Cinema
- R The Huxley/Kyloe
- S Ghillie Dhu
- T Red Squirrel Bar
- U Shakespeare Bar
- V All Bar One

LOCATION

Exchange Tower occupies a prominent position at the junction of Canning Street and Torphichen Street within the city's Exchange District. The property provides immediate and convenient access to a full range of restaurants, bars, cafes and shops within the Exchange District as well as the West End. In addition the principal retail streets of George Street and Princes Street are close by.

Edinburgh's two main railway stations are within easy walking distance with Haymarket being approximately 500 yards away. The new West Princes Street tram stop is less than five minutes walk from the building.

The World renowned Edinburgh International Conference Centre is located close by as are the five star hotels The Caledonian Hilton and The Sheraton. Public car parking is available locally.

