



.....  
 CURRENT OCCUPIERS INCLUDE:





EXCHANGE CRESCENT  
HAS AN ENVIABLE  
POSITION IN THE HEART  
OF EDINBURGH'S  
FINANCIAL EXCHANGE  
DISTRICT WHICH HAS  
NOW CONSOLIDATED  
ITSELF AS THE HUB OF  
EDINBURGH'S MAIN  
COMMERCIAL SECTOR.

# BIGGER & BETTER

PROMINENT  
LANDMARK  
BUILDING OF  
THE HIGHEST  
QUALITY





P

TWICE THE CAR  
PARKING RATIO  
OF ANY NEW  
CITY CENTRE  
GRADE A OFFICE  
BUILDING

EXCHANGE CRESCENT WAS  
COMPLETED IN 2000 AND  
CONSISTS OF 7 STOREYS OF  
FLEXIBLE HIGH QUALITY OPEN  
PLAN OFFICE ACCOMMODATION  
WITH ASSOCIATED SECURE  
PARKING AT BASEMENT LEVEL.

.....

The elevations are formed in a mixture of natural and reconstituted stone with the upper floor finished in composite cladding. There are feature sections of curtain walling incorporating toughened glass on the upper floors, providing magnificent views across the cityscape. There is a feature marble plinth to the elevations at the very base of the walls, columns, exposed lintels above the openings and windows around ground level on both front and rear elevations.

The secure basement car park is capable of accommodating up to 73 vehicles which equates to a parking allocation of approximately one space per 245 sq. m. (2,595 sq. ft.) of net office space.

1 EXCHANGE CRESCENT ENTRANCE









As a software company, LogicNow depends on attracting the best people, and Scotland's world-renowned universities and international outlook make continuing our investment and growth in Edinburgh a natural choice. Our new office is part of our ongoing drive to make LogicNow a great place to work and to recruit the great talent we need to maintain our position as a sustainable high-growth business.

**LOGiCnow™**

The move to Exchange Crescent has been very positive for our business and our staff have embraced the relocation from George Street to flexible Grade A space in the heart of Edinburgh's financial district. We are delighted with our choice of location at Exchange Crescent.



We moved into Exchange Crescent with the intention to create a state of the art office that would serve the needs of the business for the foreseeable future. The office has been well received by clients and staff alike particularly because of the natural daylight and panoramic views of Edinburgh. It has not only significantly improved our working environment and facilities but importantly it has allowed us to accelerate the pace of change in terms of working practices and new technology.



SHEPHERD+ WEDDERBURN

Our roots are in Edinburgh and it was important for our employees that we provide a flexible working environment in a central location. Our move to Exchange Crescent meets our location requirements and provides the working environment our business needs.

**MOODY'S**



INTERNALLY THE OFFICES PROVIDE FLEXIBLE GRADE A OPEN PLAN ACCOMMODATION WITH EXCELLENT NATURAL DAYLIGHT TO BOTH SOUTH AND NORTH ELEVATIONS. ACCESS TO THE OFFICES IS VIA A DEDICATED ENTRANCE APPROXIMATELY HALFWAY ALONG THE CRESCENT AND AT ONE SIDE OF THE WALKWAY BRIDGE LINK TO RUTLAND SQUARE.

.....

The finished specification is to the highest standard incorporating a 4 pipe fan coil air conditioning system and full raised access floor as well as a dual power supply which provides the building with backup power in the event of one substation failure. There is also a Central Building Management system and a dedicated on-site security presence.



# BRIGHT & SPACIOUS

FLEXIBLE HIGH  
QUALITY OPEN  
PLAN OFFICE  
SPACE





- 1 Travelodge
- 2 The Caledonian - A Waldorf Astoria Hotel
- 3 Sheraton Hotel
- 4 Galvin Brasserie de luxe
- 5 Pompadour Restaurant
- 6 Wagamama
- 7 Nandos
- 8 One Square Restaurant
- 9 Rutland Nursery
- 10 Careshare Nursery
- 11 Living Well
- 12 One Spa
- 13 Pure Gym
- 14 Lyceum Theatre
- 15 Usher Hall
- 16 HMV Picture House

- 17 Filmhouse
- 18 ODEON Cinema
- 19 The Beer Kitchen
- 20 The Huxley
- 21 Ghillie Dhu
- 22 Red Squirrel Bar
- 23 Shakespeare Bar
- 24 All Bar One
- 25 DLA Piper
- 26 CMS Cameron McKenna, Martin Currie, KPMG, Deloitte
- 27 Standard Life
- 28 Cairn Energy, Burness, Brodies, Clydesdale Bank
- 29 Anderson Strathern
- 30 BNY Mellon
- 31 Lloyds Banking Group

- 32 Franklin Templeton
- 33 Aberdeen Asset Management
- 34 Brewin Dolphin, IBM, GIB, Law Society of Scotland, PwC, AON, Lothian PensionFund
- 35 Scottish Widows
- 36 Wood Mackenzie, i2 Office
- 37 Blackrock, Hymans Robertson
- 38 Scott Moncrieff, Valad Property Group
- 39 EICC
- 40 Regus
- 41 HBJ Gateley Waring, Melrose Resources plc, RBC
- 42 Lindsays, Mott Macdonald, Hudson
- 43 Atkins
- 44 Begbies Traynor, Marks & Clerk LLP



750 spaces P

# HEART & SOUL

HEART AND SOUL OF EDINBURGH'S EXCHANGE DISTRICT

175 spaces **P**

31

203 spaces **P**

18

32

36

37

38

17

30

8

33

34

10

24

3

120 spaces **P**

12

39

40

13

29

41

42

44

43



# HEART & SOUL

SURROUNDED  
BY ALL THAT  
SCOTLAND'S  
CAPITAL HAS  
TO OFFER

There is extensive pedestrian access from Festival Square to the east and Conference Square to the west or via a footbridge over the West Approach Road into Rutland Square and Shandwick Place beyond.



HAYMARKET  
STATION

EXCHANGE  
CRESCENT



HERIOT ROW

QUEEN STREET

YORK PLACE

GEORGE STREET

FREDERICK ST

HANOVER ST

PRINCES STREET

THE MOUND

NORTH BRIDGE

LAWNMARKET

GEORGE IV BRIDGE

GRASSMARKET

NICOLSON ST

LAURISTON PLACE



EXCHANGECRESCENT.CO.UK



12/13

# OUT & ABOUT

WORLD CLASS  
AMENITIES  
ON YOUR  
DOOR STEP



EXCHANGE CRESCENT IS UNDOUBTEDLY WELL PLACED TO TAKE ADVANTAGE OF ALL THE MAJOR BUS ROUTES AND TRAM CONNECTIONS VIA SHANDWICK PLACE, PRINCES STREET AND LOTHIAN ROAD AND THERE ARE OVER 2,000 PUBLIC CAR PARKING SPACES WITHIN EASY WALKING DISTANCE.

Two of Scotland's finest 5 star hotels which include The Caledonian - a Waldorf Astoria Hotel - and The Sheraton are adjacent to Exchange Crescent, with various other budget hotels close to the Conference Centre on Morrison Street, Bread Street and Grassmarket.

Edinburgh's two main railway stations are within easy walking distance with Haymarket being approximately 5 minutes' walk via Torphichen Street or Shandwick Place.





[EXCHANGECRESCENT.CO.UK](http://EXCHANGECRESCENT.CO.UK)



14/15

# ABOVE & BEYOND

GRADE A  
ACCOMMODATION  
WITH THE  
HIGHEST QUALITY  
SPECIFICATION

- Reinforced concrete frame with 8 m x 6 m column grid and 1.5 m planning grid.
- 18m (approx) floor depth
- Floor loading of 4 kN/sq. m. + 1 kN/sq. m.
- Natural and part reconstituted stone elevations with the upper floor finished in composite cladding.
- Feature sections of glazed curtain walling with powder coated glazed units and toughened glass to external panes. There are a series of opening and fixed windows. Marble plinth to the base of the walls, columns and exposed lintels around ground level.
- Glazed atrium to main entrance over ground and first floors.
- 4 pipe fan coil air conditioning to all office areas.
- 7 x 16 person OTIS Passenger lifts in central cores plus a further 4 lifts at the east and west circulation and escape cores.
- Under floor power distribution system has been installed to all office accommodation. Data and telecoms are currently provided with cable trays within the floor void (incoming tenants to satisfy themselves).
- Lighting is provided by modular recessed fluorescent light fittings providing average levels of 400 – 500 lux (LG3 compliant). Each fitting can be controlled individually.
- High quality male/female and disabled toilets on each floor.
- Shower facilities.
- Changing rooms incorporating showers and lockers in the basement of 7 Exchange Crescent.
- Clear floor to ceiling height of 2.7 m.
- Full raised access floors with minimum 150 mm void.
- High quality 600 mm x 600 mm aluminium perforated ceiling tiles.
- Hardwood finishes to doors and skirtings throughout the offices.
- Polished granite and marble floors and walls to main receptions with feature reception desks.
- Access barriers to control entry into the building.
- CCTV security system.
- Building Management System for mechanical plant.
- Dual power supply with 2 No. 11 kV electricity supplies. Each transformer supplied from separate substations (Dewar Place and Viewforth).



ONLY AVAILABLE  
GRADE A OFFICE  
BUILDING IN  
EDINBURGH CITY  
CENTRE WITH  
A DUAL POWER  
SUPPLY



SECURE BASEMENT CAR PARK



HIGH QUALITY FINISHES



7 EXCHANGE CRESCENT LIFT LOBBY



7 EXCHANGE CRESCENT ENTRANCE



PEDESTRIAN WALKWAY BRIDGE



1 EXCHANGE CRESCENT LIFT LOBBY

# ONE & SEVEN CONFERENCE SQUARE EDINBURGH

EXCHANGECRESCENT.CO.UK



TYPICAL FLOOR



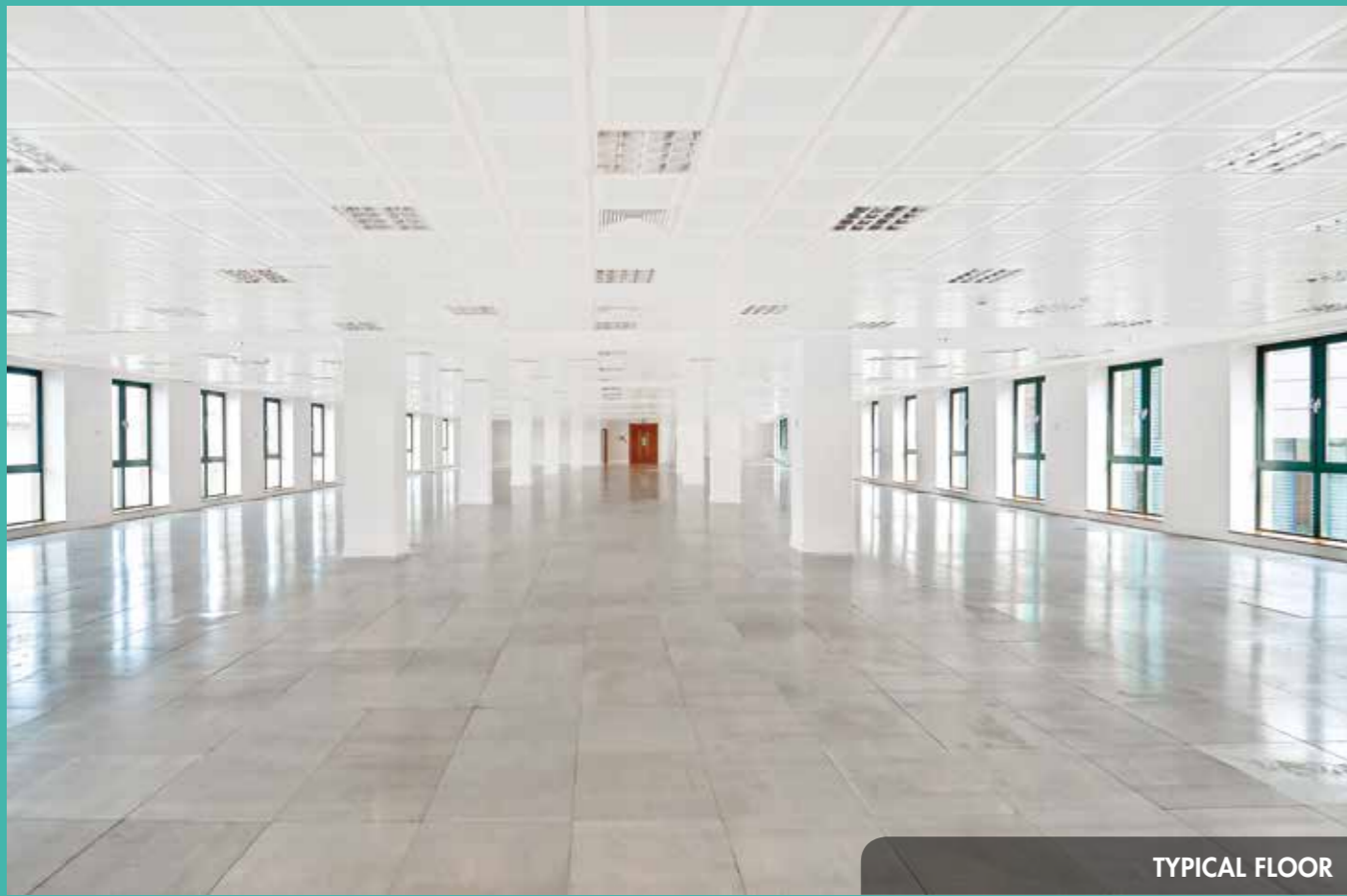
1 EXCHANGE CRESCENT RECEPTION



7 EXCHANGE CRESCENT RECEPTION



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TYPICAL FLOOR



1 EXCHANGE CRESCENT LIFT LOBBY



1 EXCHANGE CRESCENT RECEPTION



7 EXCHANGE CRESCENT RECEPTION

# ONE & SEVEN CONFERENCE SQUARE EDINBURGH

EXCHANGECRESCENT.CO.UK



## CURRENT OCCUPIERS INCLUDE:



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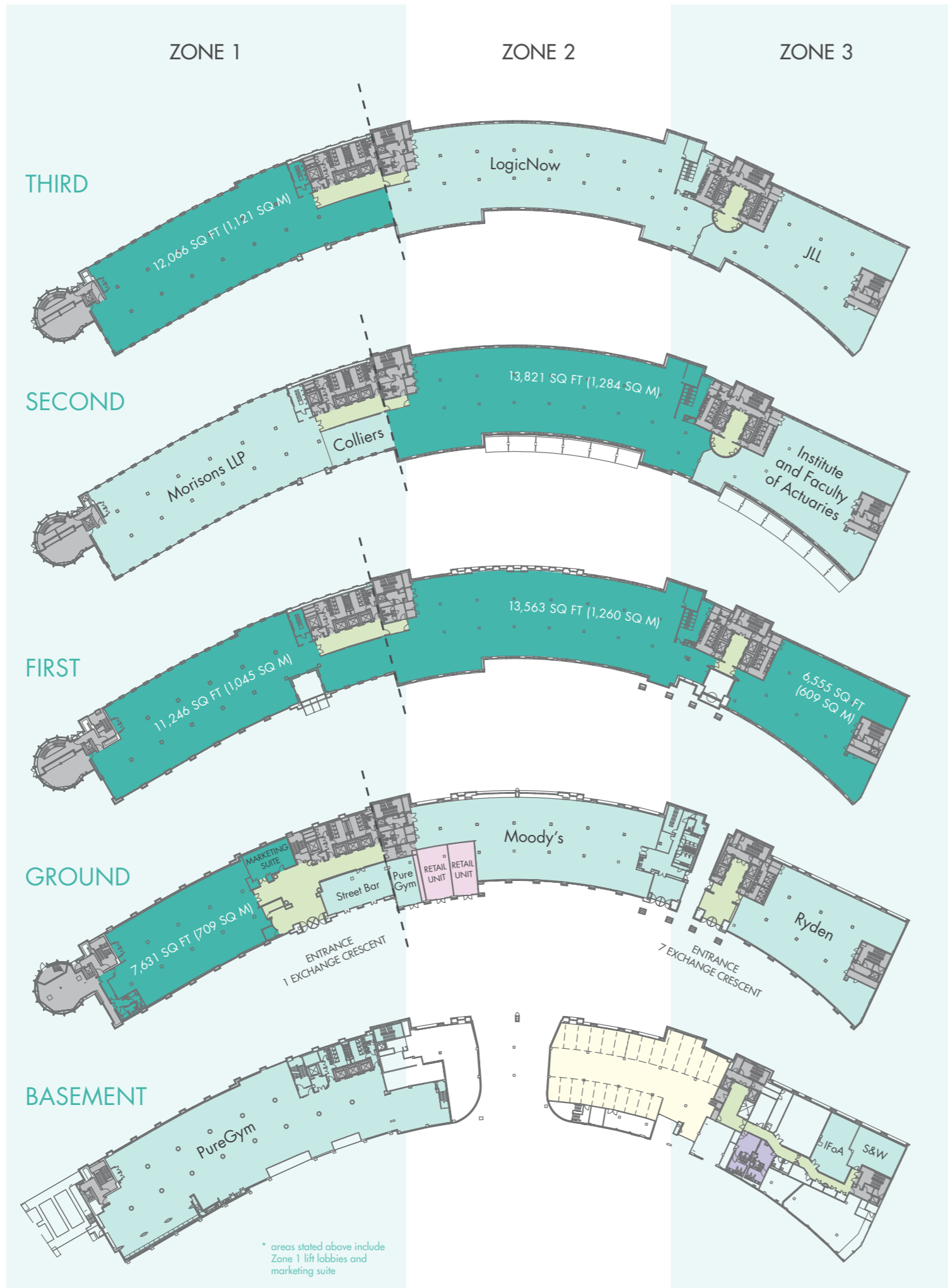
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## FLEXIBLE SUITE SIZES FROM 6,555 SQ FT TO 64,882 SQ FT

FLOOR	SQ FT	SQ M
THIRD	12,066	1,121
SECOND	13,821	1,284
FIRST	31,364	2,914
GROUND	7,631	709
<b>TOTAL</b>	<b>64,882</b>	<b>6,028</b>

25 CAR SPACES  
PARKING RATIO 1 SPACE PER 2,595 SQ FT

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### KEY

- Available Space
- Let
- Access and escape
- Retail units
- Common areas
- Storage
- Changing room



## FIFTH

## FOURTH

## THIRD

## SECOND

## FIRST

## GROUND

## BASEMENT

## SUB BASEMENT

