



# EXCHANGE PLAZA

---

50  
LOTHIAN  
ROAD  
EH3 9BY

---

PENTHOUSE SUITE  
AND LEVEL 2 IN ONE  
OF EDINBURGH'S MOST  
PROMINENT OFFICE  
BUILDINGS

**13,710 - 30,480 SQ FT**  
(1,273.7 - 2,831.7 SQ M)

---

# EXCHANGE PLAZA

---



---

# STATURE IN THE SKY

---

A prestigious opportunity  
in the heart of Edinburgh with  
breathtaking skyline views.



VIEW FROM AVAILABLE PENTHOUSE SUITE

# A THRIVING CITY

Edinburgh is Scotland's capital and principal financial and administrative centre, housing the Scottish Parliament and the Scottish Government. The city is not only the seat of both Local and National Government but also the centre for the Judiciary and the Arts. In addition, Edinburgh is recognised as one of the UK's top destinations for TMT and start up companies.

Approximately one third of Edinburgh's population has been educated to degree level, making the city's workforce some of the most qualified in the UK.



## OCCUPIERS

- |  |   |
|--|---|
| <b>01</b> Addleshaw Goddard LLP,<br>Petroceltic International,<br>Royal Bank of Canada | <b>12</b> Wood Mackenzie, i2 Office   |
| <b>02</b> DLA Piper  | <b>13</b> Brewin Dolphin, PwC,<br>Green Investment Bank, IBM,<br>Henderson Global Investors |
| <b>03</b> CMS Cameron McKenna,<br>KPMG, Deloitte, Martin Currie                        | <b>14</b> Blackrock, Hymans Robertson   |
| <b>04</b> Aberdeen Standard  | <b>15</b> Scott Moncrieff   |
| <b>05</b> Cairn Energy, Burness Paull,<br>Brodie's                                     | <b>16</b> EICC  |
| <b>06</b> Anderson Strathern   | <b>17</b> Regus   |
| <b>07</b> BNY Mellon   | <b>18</b> Moodys, Shepherd &<br>Wedderburn, JLL   |
| <b>08</b> Lloyds Banking Group   | <b>19</b> Lindsays, Mott Macdonald,<br>Hudson   |
| <b>09</b> Franklin Templeton   | <b>20</b> Atkins Faithful & Gould   |
| <b>10</b> Aberdeen Standard  | <b>21</b> Marks & Clerk LLP   |
| <b>11</b> Scottish Widows  |   |

## AMENITIES

- |  |                                   |
|--|-----------------------------------|
| <b>A</b> One Spa                                     | <b>O</b> Galvin Brasserie de luxe |
| <b>B</b> Lyceum Theatre                              | <b>P</b> Pompadour Restaurant     |
| <b>C</b> Usher Hall                                  | <b>Q</b> Wagamama                 |
| <b>D</b> Byron                                       | <b>R</b> Nandos                   |
| <b>E</b> Filmhouse                                   | <b>S</b> One Square Restaurant    |
| <b>F</b> Odeon Cinema                                | <b>T</b> Rutland Nursery          |
| <b>G</b> The Huxley/Kyloe                            |                                   |
| <b>H</b> Ghillie Dhu                                 |                                   |
| <b>I</b> Red Squirrel Bar                            |                                   |
| <b>J</b> The Beer Kitchen                            |                                   |
| <b>K</b> All Bar One                                 |                                   |
| <b>L</b> Travelodge                                  |                                   |
| <b>M</b> The Caledonian<br>- A Waldorf Astoria Hotel |                                   |
| <b>N</b> Sheraton Grand Hotel                        |                                   |

 Train Station

 Tram Stop

---

# A BUSTLING LOCATION

---

Allowing for the building's unique position, Exchange Plaza provides easy access to not only the business community within the Exchange District but also the hotels, bars, restaurants and retail on offer along Princes Street and George Street.

Exchange Plaza is well located in terms of accessibility and public transport. Castle Terrace car park is a short walk from the entrance to the building providing public car parking 24 hours a day with further public parking available at the Sheraton Grand Hotel.

Both Haymarket and Waverley railway stations are within 10-15 minutes walk as is Edinburgh's bus station. The new tram line is located only 5 minutes away providing a connection to Edinburgh International Airport. Additionally there are numerous bus services which stop near the building.



---

# YOUR NEW ADDRESS

---

Exchange Plaza is widely acknowledged as one of the best located office buildings in Edinburgh, being situated in the heart of The Exchange District and close to Edinburgh's traditional office locations of Charlotte Square and George Street.

The property is prominently situated on the corner of Lothian Road and the West Approach Road. It is directly adjacent to Standard Life's Headquarters, Capital House, Saltire Court and the Sheraton Grand Hotel, confirming its pre-eminent position within the city.

Local occupiers include Aberdeen Standard, BNYM, PwC, Lloyds Banking Group, KPMG and several other large professional service providers.



# SUPERB SPACE

Exchange Plaza is of outstanding quality and undoubtedly has some of the best views across Scotland's capital city.

The property benefits from a dual access both from Lothian Road and Festival Square. Internally the offices are arranged around an atrium of generous proportions which allows an excellent distribution of natural daylight.

The penthouse suite has undergone a full refurbishment and is available for immediate occupation. Level 2 will be refurbished to the same standard on securing interest.

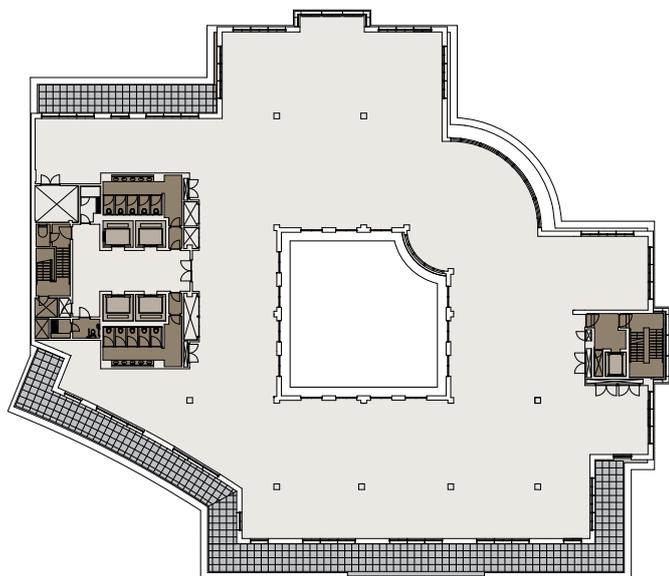
The specification of the building is of the highest quality and contemporary standards.

- Ceiling height 2.7m
- Space planning grid 1.5m
- Four, 16-person lifts serving each floor from the main atrium
- 8-person fireman's lift in the secondary core
- Male and female toilets on each floor together with disabled facilities
- Shower and changing facilities provided on each floor
- Fully accessible raised flooring

- Four pipe fan coil air conditioning
- LED lighting
- Fully accessible metal tile suspended ceilings
- CCTV
- 6 car parking spaces allocated to level 6 and level 2 respectively
- Motorcycle and bicycle parking

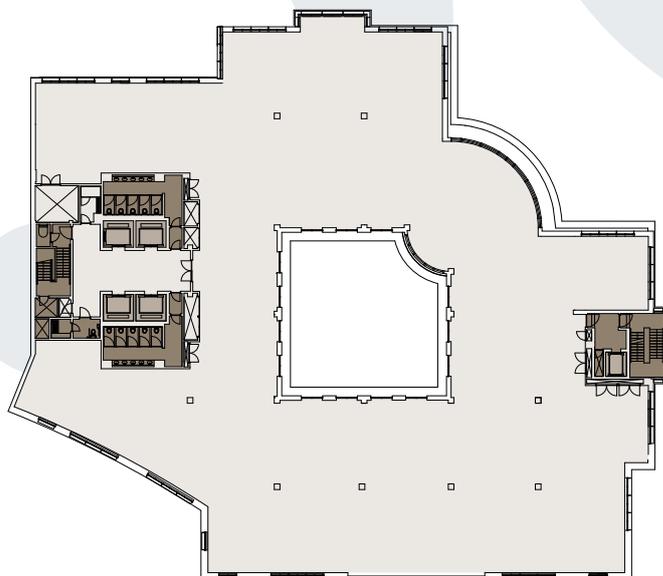
## SIXTH FLOOR PLAN

13,710 SQ FT (1,273.3 SQ M)



## SECOND FLOOR PLAN

16,770 SQ FT (1,558 SQ M)



### KEY

- LIFTS
- CORE
- OFFICE SPACE



# EXCHANGE PLAZA



## RATEABLE VALUE

The current Rateable value for level 6 is £259,500 p/a and £322,500 p/a for level 2. This provides Rates payable of £127,674 p/a for level 6 and £157,670 p/a for level 2 assuming the 2017/2018 rate poundage of £0.492. Further information available at [www.saa.gov.uk](http://www.saa.gov.uk)

## LEASE TERM

New Full Repairing and Insuring leases will be offered for a term to be agreed.

## EPC

The property has an EPC rating of 'E'.

## VIEWINGS & FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint letting agents.



7 EXCHANGE CRESCENT  
CONFERENCE SQUARE  
EDINBURGH EH3 8LL

### CAMERON STOTT

T +44 (0)131 301 6715  
E [cameron.stott@eu.jll.com](mailto:cameron.stott@eu.jll.com)

### GEOFF SCOTT

T +44 (0)131 301 6756  
E [geoffrey.scott@eu.jll.com](mailto:geoffrey.scott@eu.jll.com)



2 CASTLE TERRACE  
EDINBURGH  
EH1 2EL

### SIMON CAPALDI

T +44 (0)131 222 9621  
E [simon.capaldi@knightfrank.com](mailto:simon.capaldi@knightfrank.com)

### TOBY WITHALL

T +44 (0)131 222 9616  
E [toby.withall@knightfrank.com](mailto:toby.withall@knightfrank.com)

**DISCLAIMER** The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

March 2018

WWW.EXCHANGEPLAZA.CO.UK

