



# EXCHANGE CRESCENT

**TO LET**  
**THIRD FLOOR**  
**NEWLY REFURBISHED**  
**LANDMARK OFFICE**  
**1,121 SQM (12,066 SQFT)**  
**3 CAR SPACES**



**AHEAD OF THE CURVE**

## LOCATION

The Exchange District is Edinburgh's city centre commercial hub. With excellent public transport and amenities, it offers office occupiers a first class location attractive for staff and clients.

On the doorstep is Pure Gym, Hot Yoga, The Sheraton Hotel (including One Spa), All Bar One and Brewdog.

Occupiers in the building are from a diverse range of sectors and include Merkle Aquila, SolarWinds, Shepherd & Wedderburn, JLL, Colliers, Ryden and Moodys.



## THE BUILDING

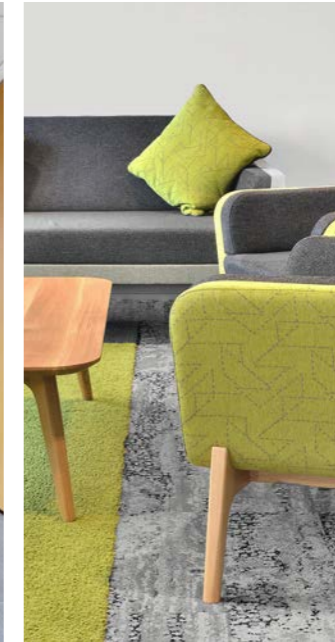
1 Exchange Crescent is a prestigious Grade A office which has been comprehensively refurbished to meet modern occupier needs.

The building offers large, flexible and efficient open plan floorplates which benefit from excellent levels of natural daylight.

The reception has been redesigned to incorporate modern finishes and offers a secure manned reception, together with new collaboration area.

### The modern specification includes:

- New glazed speedgates in reception
- 3x 16 person lifts & a dedicated goods lift
- New male, female and accessible toilets
- New 4 pipe fan coil air-conditioning
- New recessed LED lights and controls
- New suspended metal grid and tile ceiling
- Metal raised access floor with min void of 150mm
- Clear floor to ceiling height of 2.7m
- Dual power supply with 2 No. 11 kV electricity supplies
- EPC - E
- Changing facilities, showers, bike racks and car parking are provided at basement level.

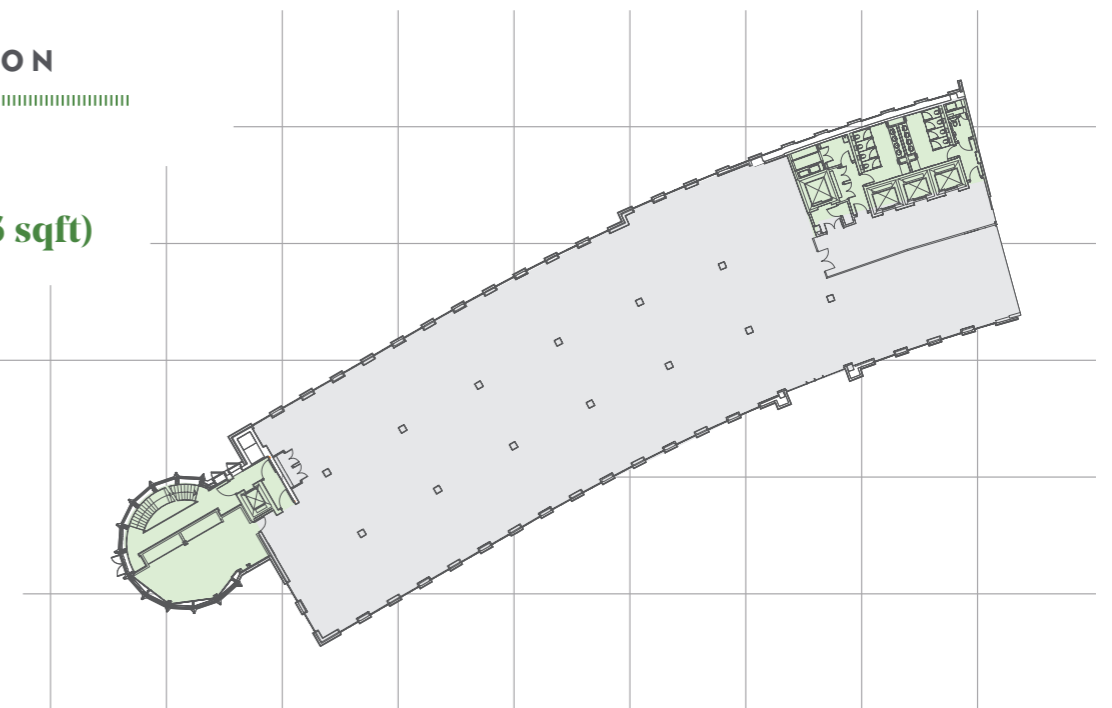


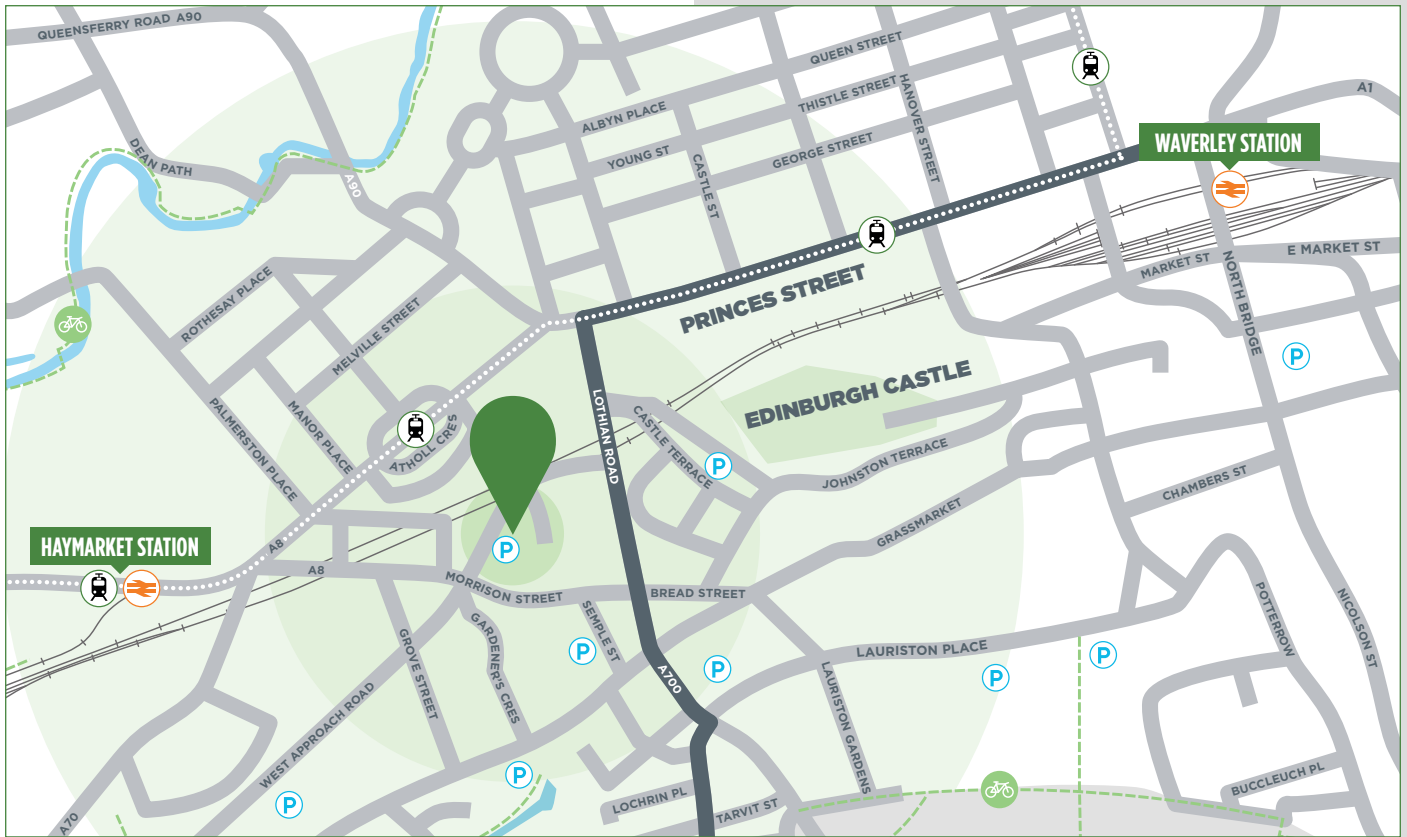
## ACCOMMODATION

**Third Floor**  
**1,121 sqm (12,066 sqft)**  
**3 car spaces**

### KEY

AVAILABLE SPACE  
 COMMON AREAS





## CONTACTS

Flexible lease terms are available. For further information please contact the joint letting agents

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**CBRE**



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