FULLY REFURBISHED
HIGH QUALITY
GRADE A OFFICES
TO LET

exchangecrescent.com

Exchange
Crescent

WELCOME TO EXCHANGE CRESCENT.

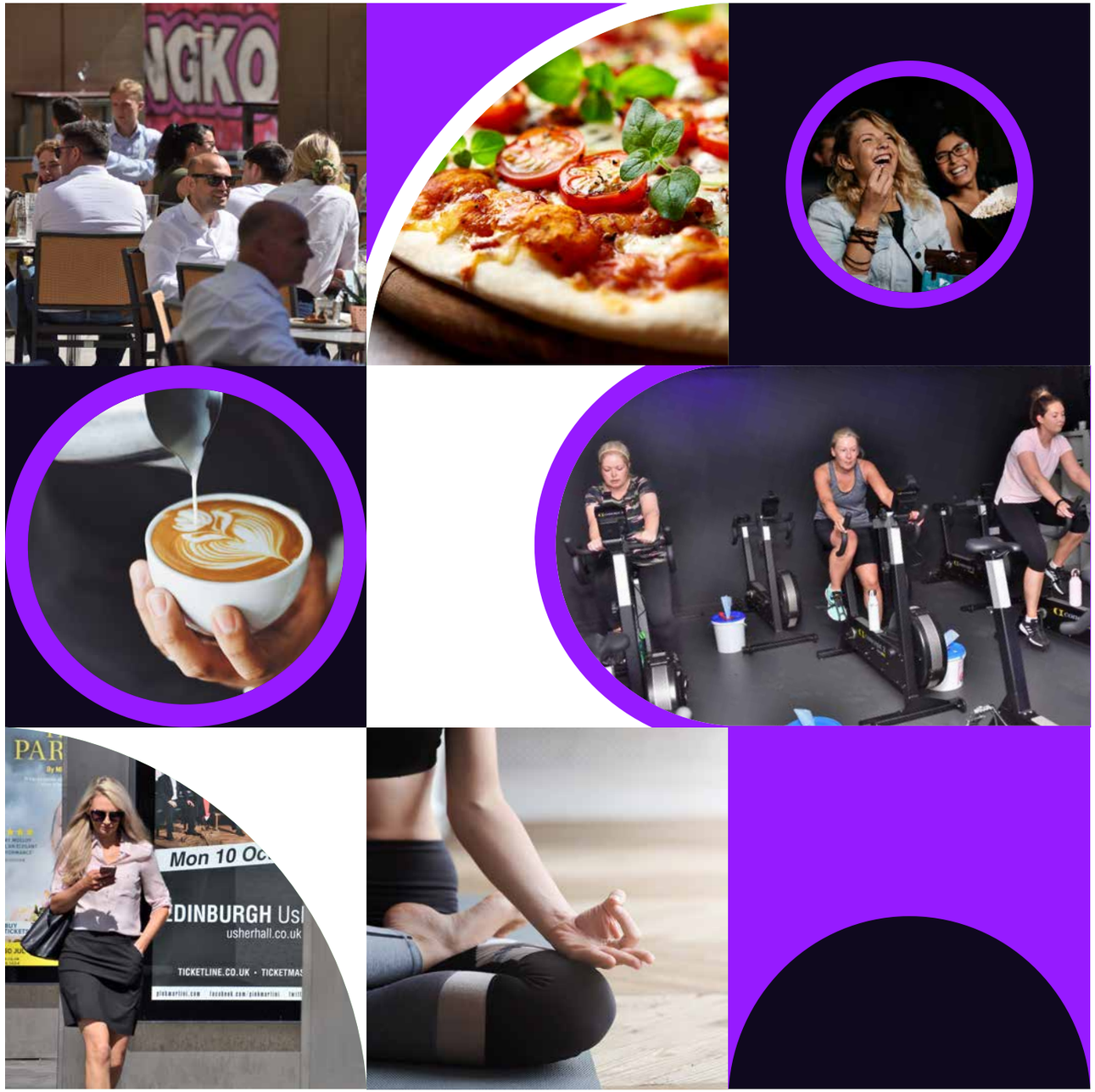




WHERE PEOPLE MAKE BUILDINGS.

WHERE WORK MEETS PLAY.

With bars, restaurants, cafés, theatres, gyms all within minutes...you're spoilt for choice!





OCCUPIERS

01 DLA Piper
02 CMS Cameron McKenna, KPMG
03 Phoenix Group, Diligenta
04 Burness Paull, Artemis
05 Anderson Strathern, Brodies, Mazars, Pinsent Masons, Stantec, Eversheds
06 Franklin Templeton
07 Shepherd and Wedderburn, Deloitte, Dentons, Shoosmiths, Lothian Pension Fund, Saffreys
08 Lloyds Banking Group
09 Royal Bank of Canada, Henderson Global Investors, Burges Salmon, Law Society of Scotland
10 EICC
11 Moodys, JLL, Dukosi, User Testing, Ryden, Sofant Technologies, Colliers, N-Able
12 British Council, London Stock Exchange Group, Resolis
13 Dayshape Software
14 Graham & Sibbald, Marks & Clerk, Clearwater Analytics, Blackadders, Avison Young
15 Capita plc
16 Baillie Gifford
17 Hymans Robertson, Red Rock Power, BDO

AMENITIES

A One Spa
B Lyceum Theatre
C Usher Hall
D Byron
E Point A Hotel
F Odeon Cinema
G The Huxley/Kyloe
H Ghillie Dhu
I Red Squirrel Bar
J The Beer Kitchen
K All Bar One, BrewDog
L Travelodge
M The Caledonian - A Waldorf Astoria Hotel
N Sheraton Grand Hotel
O Grazing by Mark Greenaway
P Pompadour Restaurant
Q Wagamama
R Nandos
S One Square Restaurant
T Rutland Nursery
U Voco, an IHG Hotel
V Hub by Premier Inn
W Leonardo Royal Hotel

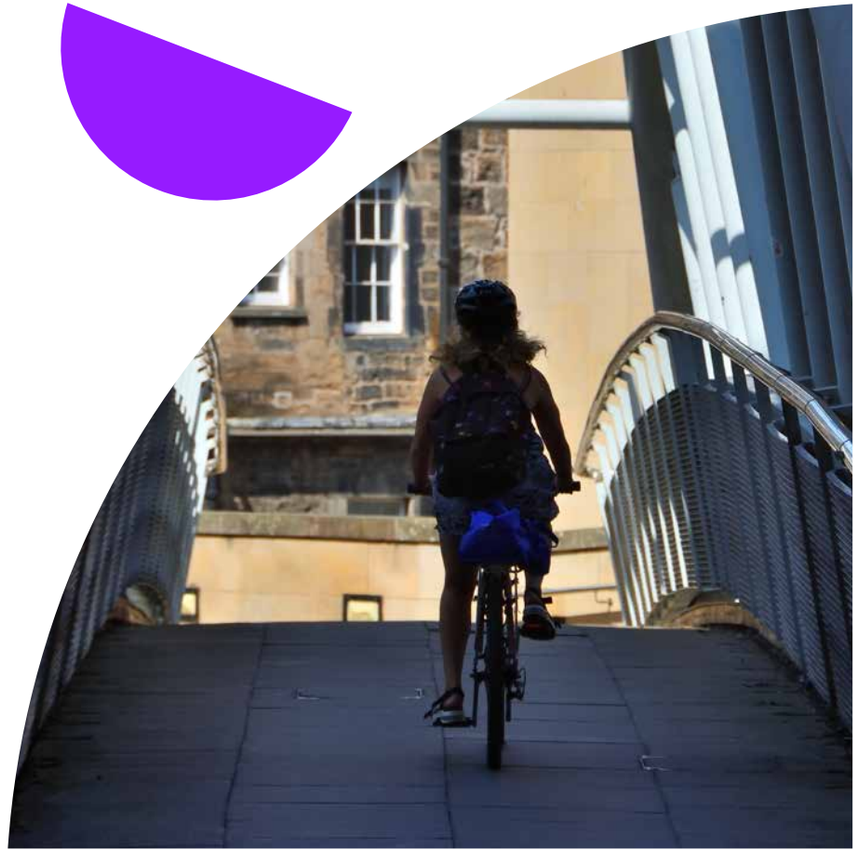


1 in 6 workers commute on foot in Edinburgh





Nearest tram stop to Exchange Crescent is Shandwick Place, west end (3 mins walk)



National Cycle Route 75 is adjacent to Exchange Crescent

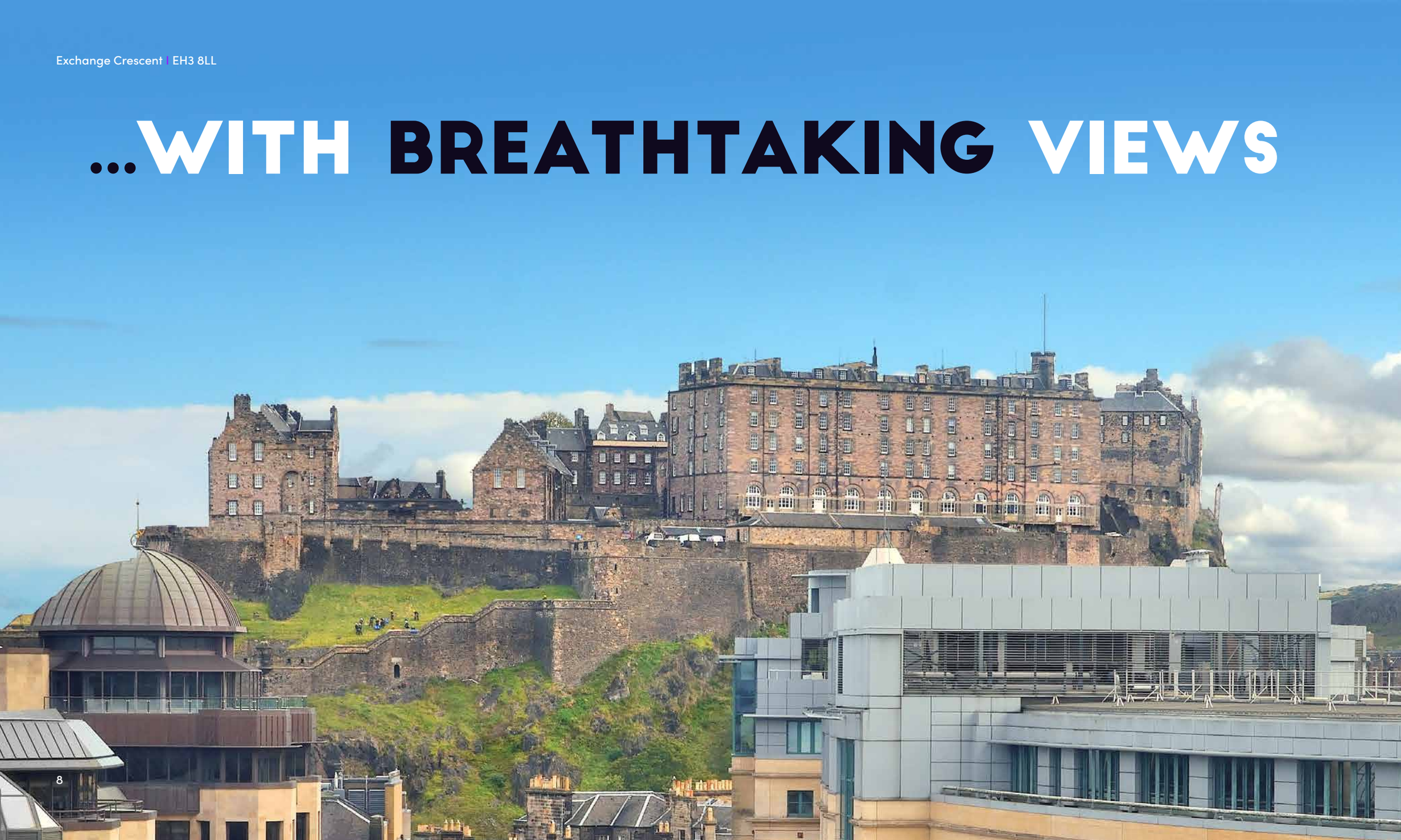
THE COMMUTE IS EASY.



SPACE TO BREATHE...

FLEXIBLE SUITE SIZES FROM 6,738 SQFT TO 56,257 SQFT

...WITH BREATHTAKING VIEWS



GRADE A FACILITIES...









A programme of building refurbishment, including decarbonisation, is underway. The reception, common areas, showers, lockers and toilets have been transformed into beautifully designed spaces.

Heating and cooling provided by new four pipe fancoil units.

All electric infrastructure.

Targeting an EPC Rating “A”.

Building app to drive efficiencies.

WITH CARBON REDUCTION BY DESIGN.

100% renewable Electric tariff.

Responsible waste management and recycling program.

5 minute walk to Princes Street.

A bustling city centre location with great transport links.

Ewave 5 star.

★★★★★

Full BEMS (Building Energy Management System).

SPECIFICATION.

SUSTAINABILITY

- Targeting an EPC Rating of "A
- LED lighting system on office floors including PIR (passive infra-red) sensors for presence detection and energy efficiency purposes.
- New wellness facilities including showers, lockers and cycle racks.
- 2 gyms located in Exchange Crescent offering on-site amenity.
- Edinburgh's public transport network is easily accessible from this location.
- All new electric infrastructure by summer 2026.

OCCUPANCY

- Ability to sub-divide floor plates in three with sub-metering of services.
- Passenger lifts for No.1 & No.7 Conference Square rated at 16 persons or 1250 Kg each. Passenger lifts travel from -1 up to 5th floor.

FLOOR HEIGHTS

- Top of raised access floor (excluding carpet) to underside of suspended ceiling:
  - 4th Floor (2,691mm)
- 170mm clear void below metal raised floor for service runs.

SANITARY PROVISION

- Within two cores, separate male and female toilets, plus accessible toilets are provided.
- Separate male and female shower, locker and changing facilities within the basement area. 20 showers (6 in No.1 & 13 in No.7) and 102 lockers including 18 drying lockers.
- Towel service to be provided in basement shower areas.

CYCLIST FACILITIES

- All cycle storage facilities are located in the secure basement.
- 2 bike repair/maintenance stations.
- 80 bicycle racks.
- 4 Turvec electric charging stations.
- 6 Turvec folding bike lockers.

CAT A SPECIFICATION

- Four pipe fan coil unit system for heating and cooling.
- LED lighting and associated presence detection controls installed in accordance with BCO lighting levels for offices and CIBSE guides/codes of practice.
- Suspended ceiling system to comprise SAS Tegular Ceiling Tile System (or equivalent) with lay in metal ceiling tiles. Colour to be white.
- Taped and filled partitions and wall linings incorporating timber skirtings.
- Solid core timber doors.
- Metal raised access floor tiles (600mm square) with 170 mm clear void below.
- Full decoration.

VENTILATION & AIR CONDITIONING

- Offices - Installation of new air handling units (centralised and on-floor). The new air handling unit plant will incorporate the latest energy efficiency technology. New air handling units shall be designed and installed in accordance with the latest CIBSE guides/codes of practise and adhering to the latest building regulation requirements.

TENANT PLANT SPACE

- Dedicated plant space allocated at roof level and within basement car park for tenant comms/server room air conditioning condensers and satellite dishes.

LIFTS

- 7 main circulation passenger lifts (3 in No.1 & 4 in No.7), 1 goods lift and a further passenger lift in each of the west and east stairwells.
- Passenger lifts for No.1 & No.7 Conference Square rated at 16 persons or 1250 Kg each. Passenger lifts travel from -1 up to 5th floor.
- Lifts are subject to an ongoing overhaul project to ensure the installations provide a modern, efficient service to tenants. This shall include an intelligent manufacturer monitoring system to ensure the best possible service.

LIGHTING

- All lighting designed and installed in accordance with BCO standards.
- Illuminance (lux) levels shall be in accordance with Part 2 of the CIBSE Code for Lighting for all internal areas of the building.
- LED lighting installation with associated presence detection controls and timeclock capabilities.
- Lighting at desk level – 400 lux as per BCO standards for offices.

CAR PARKING

- A total of 73 car parking spaces are provided across 3 secure basement car parks.
- There are a total of 20 spaces – 1 to 2,812 sq.ft.

SECURITY / ACCESS CONTROL (BUILDING MANAGEMENT)

- Automated secure 24 hour access for tenants.
- 24 hour security.
- CCTV system covering essential areas and entrances/exits.
- Building Wide managed Access Control System
- 7 reception access control speed gates (4 in No.1, 3 in No.7). Connected to building wide access card system and manual over ride controls at reception desks.

FIRE ALARM

- 24/7 monitored fire alarm system
- Closed protocol system
- Phased building wide evacuation process

BUILDING MANAGEMENT SYSTEM

- An open protocol BMS is provided to serve the building. The BMS provides full automatic control, monitoring and address of all the building's HVAC.
- Management monitored and controlled front end PC outstation.

DELIVERIES

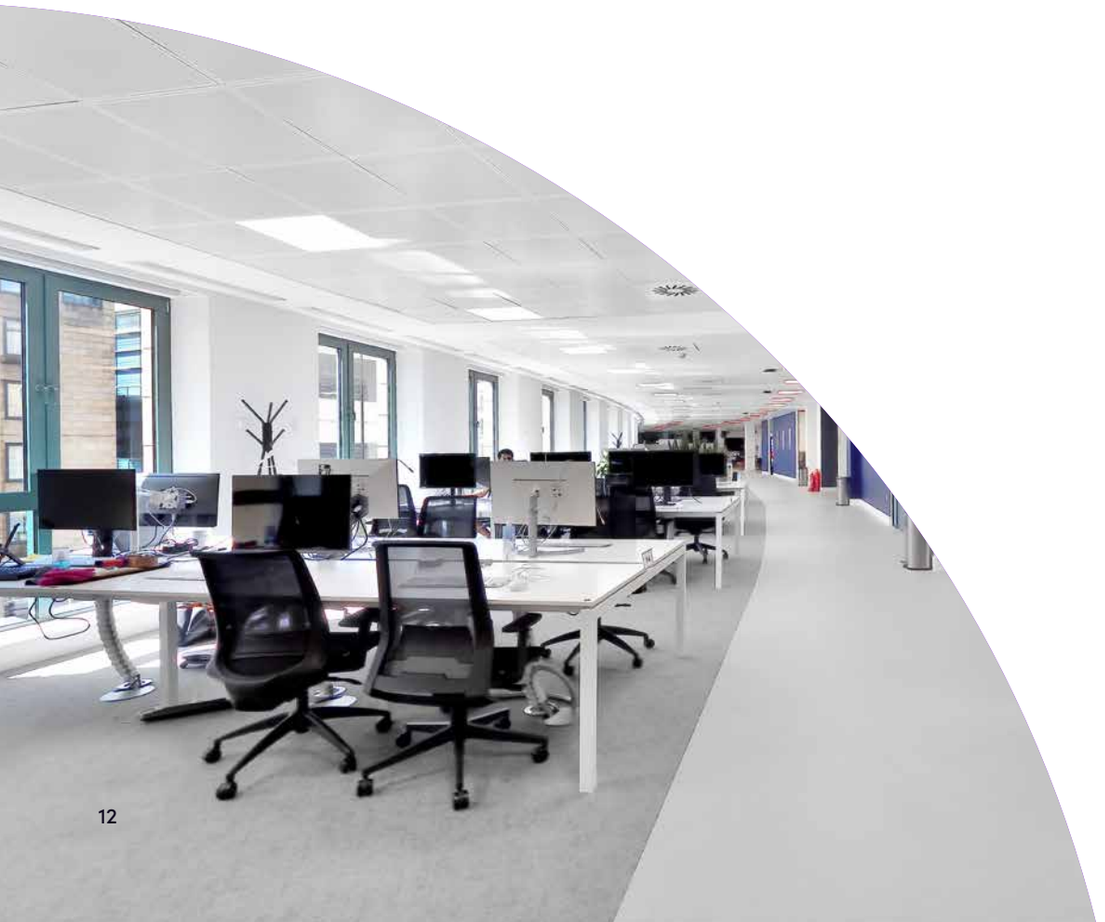
- Automated "Bring me" locker System for mail and parcel deliveries.

BUILDING MANAGEMENT

- "Cureoscity" Building Portal. Online system and app for building wide communication including visitor management, helpdesk fault reporting and document storage.

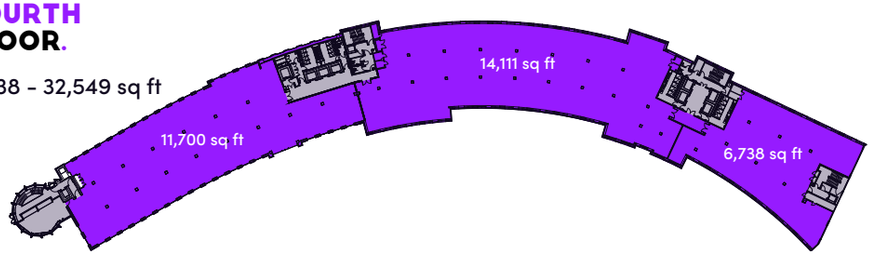


FLEXIBLE FLOORPLATES...



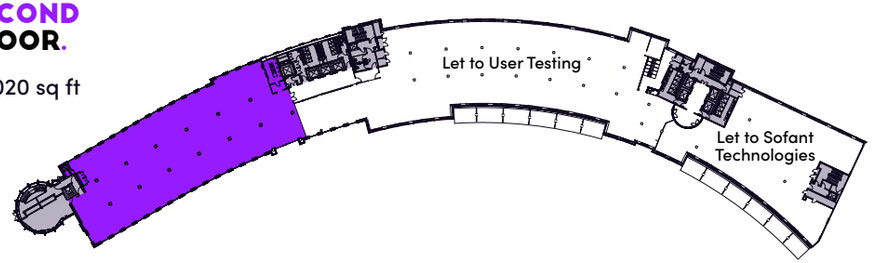
FOURTH FLOOR.

6,738 - 32,549 sq ft



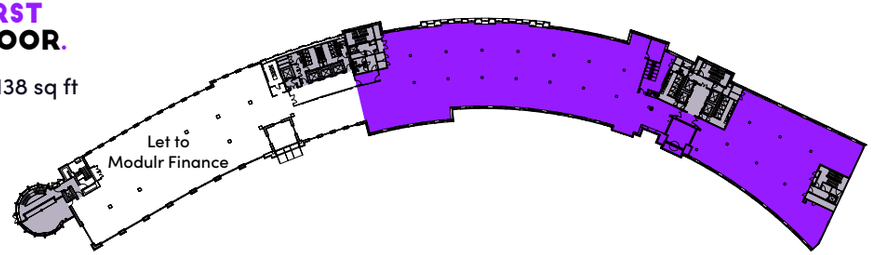
SECOND FLOOR.

10,020 sq ft



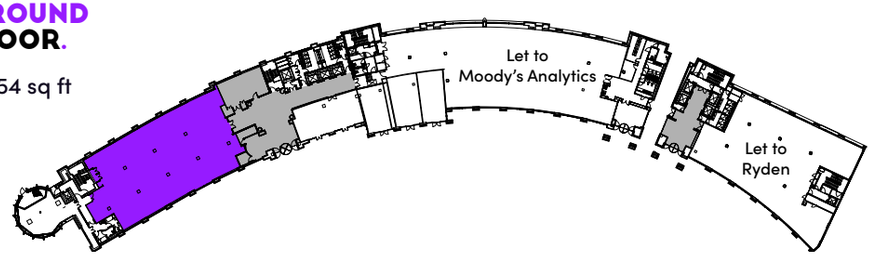
FIRST FLOOR.

20,138 sq ft



GROUND FLOOR.

6,254 sq ft



Fifth — N Able

Fourth

Third — Dukosi, JLL

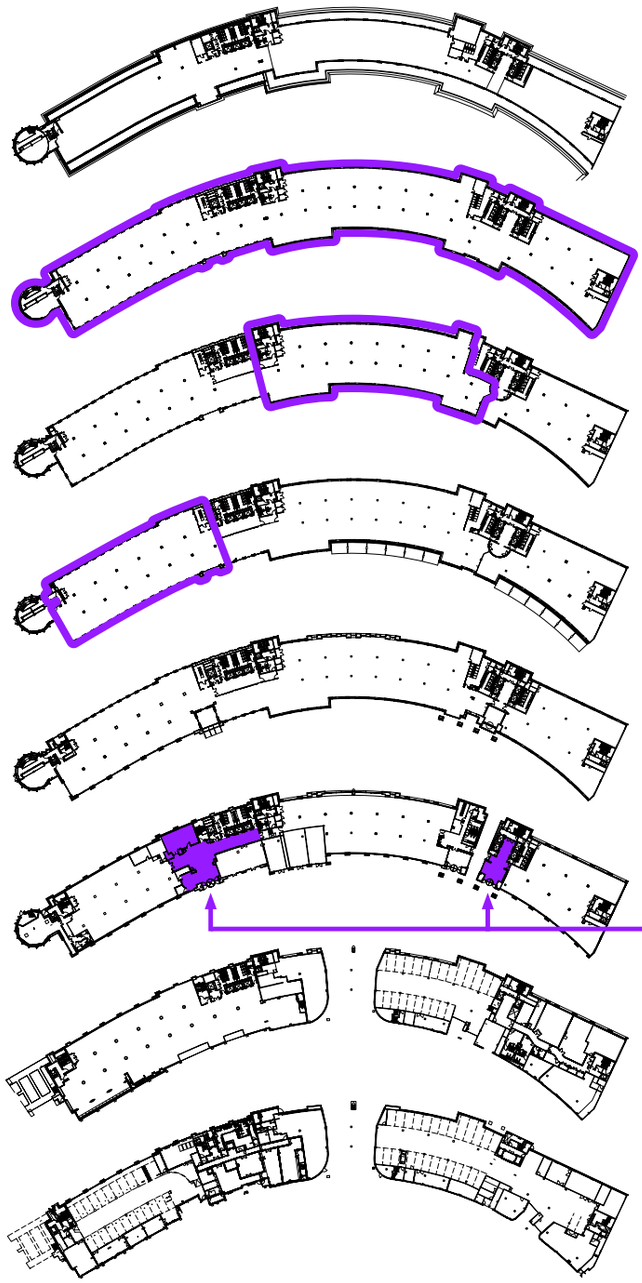
Second — User Testing, Sofant Technologies

First — Modulr, Amazon

Ground — Moodys, Ryden, Pedal House, Edinburgh Permanent Make-Up

Basement — Pure Gym

Sub Basement





Building Entrances



TRANSFORMED INTO AMAZING WORK SPACES.









WITH GREAT NEIGHBOURS...

OTHER OCCUPIERS INCLUDE:

solarwinds · N-ABLE · DUK OSI · FINCH & FEATHER · Pure Gym · LOGICnow · UserTesting · PedalHouse RIDE ROW · sustrans JOIN THE MOVEMENT · Ryden · JLL · Moody's · Sofant technologies





AN IMPRESSIVE MIX OF BLUE CHIP, TECH AND SERVICE BASED COMPANIES DEMAND THE BEST OUT OF THE SPACES THEY OCCUPY.

The building management team at Exchange Crescent work day and night making sure the best is what they get.

Our existing and future tenants will be partners in the next stage of our journey to make the built in environment a more sustainable place.



IN A GREAT BUSINESS NEIGHBOURHOOD.



PEOPLE MAKE BUILDINGS WORK.

exchangecrescent.com

Contact one of the team today:



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Exchange Crescent

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