

AVAILABLE IMMEDIATELY

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8,000 - 33,320 SQ FT  
(743 - 3,095 SQ M)

# EXCHANGE PLAZA

50 LOTHIAN ROAD | EH3 9BY



8,000 - 33,320 sq ft

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Up to 18 car spaces

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Short term flexible leases  
considered (3 years+)

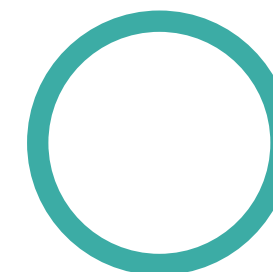
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Opportunity to tailor  
refurbishment

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Managed office solutions  
now available

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# A BUSTLING LOCATION



**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 SITTING PROMINENTLY ON THE CORNER OF LOTHIAN ROAD AND THE WEST APPROACH ROAD.**

The building provides easy access to not only the business community within the Exchange District but also the hotels, bars, restaurants and retail on offer across central Edinburgh. Exchange Plaza is superbly located in terms of accessibility and public transport, with Haymarket and Waverley within 10-15 minutes walk and the nearest tram stop within 5 minutes walk.

# OCCUPIERS

- 01 Addleshaw Goddard LLP, Petroceltic International, Royal Bank of Canada
- 02 DLA Piper
- 03 CMS Cameron McKenna, KPMG, Deloitte, Martin Currie
- 04 Phoenix Group
- 05 Cairn Energy, Burness Paull, Brodies
- 06 Anderson Strathern
- 07 BNY Mellon
- 08 Lloyds Banking Group
- 09 Franklin Templeton
- 10 Aberdeen Standard
- 11 Scottish Widows
- 12 Wood Mackenzie, i2 Office
- 13 Brewin Dolphin, PwC, Green Investment Bank, IBM, Henderson Global Investors
- 14 Blackrock, Hymans Robertson
- 15 Scott Moncrieff
- 16 EICC
- 17 Moodys, Shepherd & Wedderburn, JLL
- 18 Lindsays, Mott Macdonald, Hudson
- 19 Atkins Faithful & Gould
- 20 Graham & Sibbald, Marks & Clerk, Clearwater Analytics, Xafinity, Blackadders, ZoneFox, Brady, Avison Young, Bravura Solutions

# AMENITIES

- A One Spa
- B Lyceum Theatre
- C Usher Hall
- D Byron
- E Filmhouse
- 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 Galvin Brasserie de luxe
- P Pompadour Restaurant
- Q Wagamama
- R Nandos
- S One Square Restaurant
- T Rutland Nursery



# SUPERB SPACE

THE 4TH FLOOR HAS UNDERGONE A REFURBISHMENT TO CREATE AN OPEN PLAN LAYOUT. ALTHOUGH, THIS IMAGE PORTRAYS THE SPACE TO BE FULLY CARPETED, WE ARE OFFERING OCCUPIERS A CARPET ALLOWANCE.

# OUTSTANDING QUALITY

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 4th and 5th floors wrap around a 7 storey atrium of generous proportions which allows an excellent distribution of natural daylight.

The 4th & 5th floors are available for immediate occupation.



IMPRESSIVE 7 STOREY CENTRAL ATRIUM



INFORMAL SEATING/MEETING AREAS IN CENTRAL ATRIUM



VIEWS FROM THE 4TH & 5TH FLOORS

# SPECIFICATION

Extending to a total of approximately 100,000 sq ft and built in 1997 to a BCO Grade A specification, Exchange Plaza benefits from the following features:



7 storey impressive atrium with manned reception (0700 - 1900)



Metal raised access floor



Secure basement car park, with ample motorcycle and bicycle parking



Parking provided based upon a ratio of 1 space per 1,900 sq ft



Clear floor to ceiling heights of 2.7m



Space planning grid of 1.5m



4x 16 person passenger lifts serving all floors



CCTV throughout



8x person fireman's lift in a secondary core



Male and female toilets facilities on each floor, together with accessible toilets and showers



EXTERNAL VIEW



4TH FLOOR LIFT LOBBY



WC FACILITIES



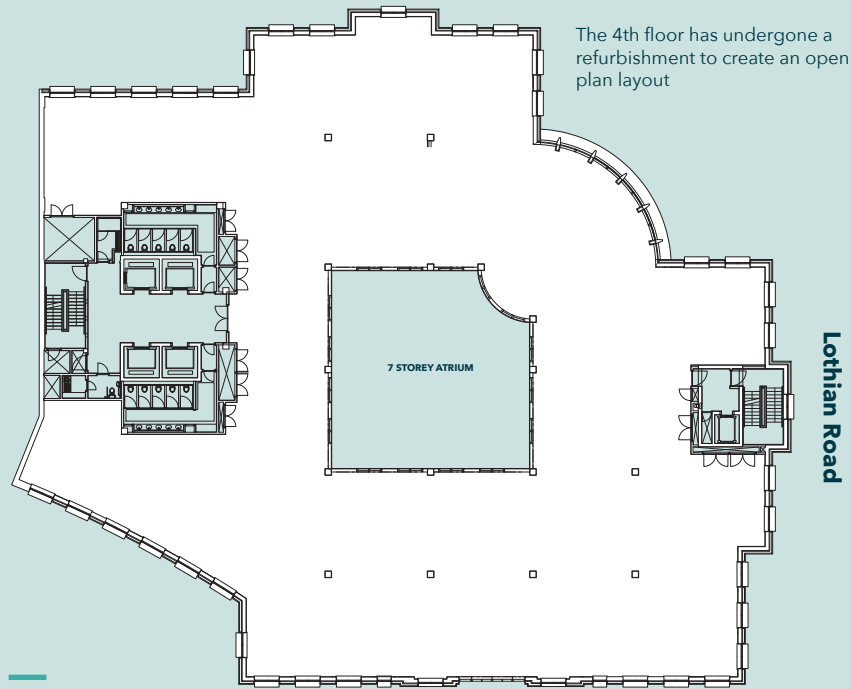
PARKING



# ACCOMMODATION

Floor	Sq ft	Sq m	Parking
5th Floor	16,647	1,547	up to 9 cars
4th Floor	16,676	1,549	up to 9 cars
<b>Total</b>	<b>33,323</b>	<b>3,096</b>	<b>up to 18 cars</b>

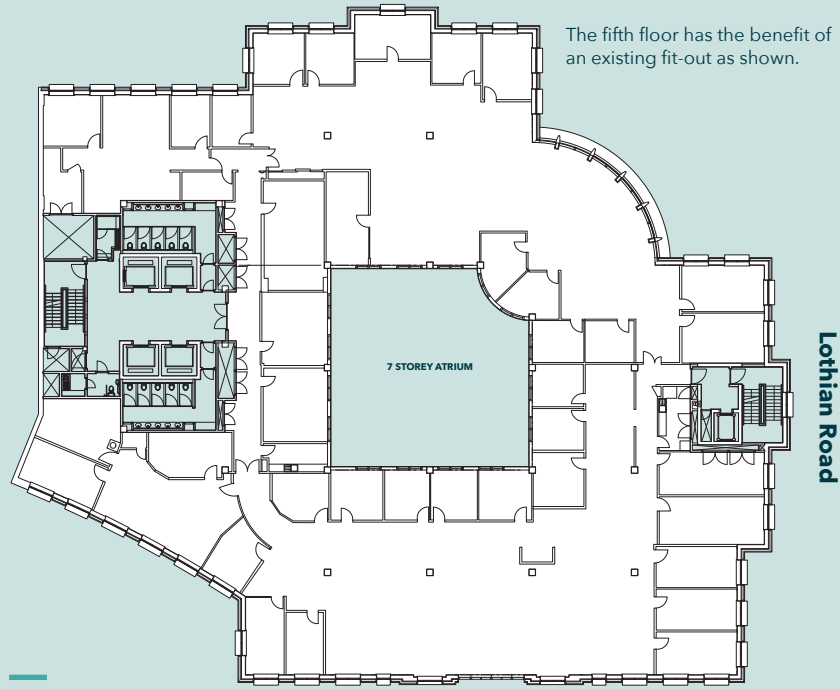
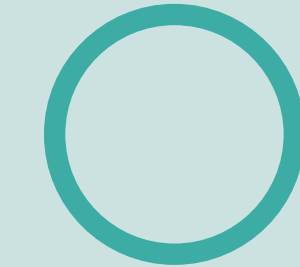
The available space is capable of sub-division and suites from c.8,000 sq ft an upwards can be provided.



## FOURTH FLOOR

Festival Square

Lothian Road



## FIFTH FLOOR

Festival Square

Lothian Road

## RATEABLE VALUE

The current Rateable Value for 5th Floor is RV:£397,000 and RV:£397,500 for the 4th floor. This suggests the rates payable is c.£12.50 per sq ft pa assuming the 2024/2025 rate poundage of £0.559. Further information available at [www.saa.gov.uk](http://www.saa.gov.uk)

## LEASE TERM

New leases on flexible terms are available directly from the landlord. The landlords are willing to be highly flexible when it comes to lease terms and would be open to considering shorter lease lengths.

## CONNECTIVITY

Exchange Plaza has an excellent level of connectivity with a 5 Star Ewave telecommunications rating. A copy of the assessment can be provided upon request.

## MANAGED OFFICE SOLUTION

M&G have partnered with The Instant Group to offer their turnkey and fully managed office solution, Worka Made, at Exchange Plaza. The Instant Group are global leaders in flexible workspace solutions; one partner, seamless delivery, all-inclusive cost, simple, a private and branded workspace delivered at speed; they look after you and your workspace. The managed office solution bridges the gap between a flexible office and a traditional lease; your brand, your culture and your office - all on flexible terms. These personalised, sustainable and agile workspace options help teams achieve their best work life every day with the comfort of hospitality and the wider amenity offering at Exchange Plaza.



**4TH FLOOR OFFICE SPACE**

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## VIEWINGS AND FURTHER INFORMATION

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

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