



## Caledonian Exchange

1,799 – 10,217 sq ft (167 – 949 sq m)



# Face Forward

The striking appearance of the building, successfully complements some of the more traditional architectural designs adopted elsewhere within The Exchange.



# Explore the Area



- Tram Stop
- Tram Line
- Train Station
- Bus Stop
- Main Bus Routes

Waverley

Edinburgh Castle

Princes Street Gardens

3 mins walk to Lothian Road bus stop  
Bus Routes: 10, 11, 15, 16, 36, 24

2 mins walk to Shandwick Place bus stop  
Bus Routes: 12, X12, 31, 26, Airlink 100

2 mins walk to the West End tram stop

Haymarket

- 01** Shepherd & Wedderburn, Deloitte, Dentons, Shoosmiths, Lothian Pension Fund, Safferys
- 02** JLL, LogicNow, Colliers, Ryden, Pure Gym, Moody's Analytics
- 03** Phoenix Group
- 04** DLA Piper
- 05** Gilson Gray
- 06** Addleshaw Goddard, Abacus Group, Cornerstone Asset Management
- 07** Burness Paull, Capricorn Energy, Artemis
- 08** Bank of New York Mellon
- 09** Brewin Dolphin, Green Investment Bank, PwC, Alliance Trust, Law Society of Scotland, AON, EY
- 10** Franklin Templeton
- 11** Scottish Widows HQ
- 12** BlackRock, Hymans Robertson
- 13** Lloyds Banking Group, Turcan Connell, Seven Investment Management
- 14** Johnston Carmichael
- 15** Clearwater Analytics, Blackadders, Graham & Sibbald

- 01** Waldorf Astoria
- 02** Johnnie Walker Whisky Experience
- 03** Traverse Theatre
- 04** Usher Hall
- 05** Lyceum Theatre
- 06** Point Hotel
- 07** Odeon Cinema
- 08** Sheraton Grand Hotel, One Spa
- 09** Edinburgh International Conference Centre
- 10** Pure Gym
- 11** Voco Edinburgh
- 12** Hub by Premier Inn
- 13** Leonardo Royal Hotel
- 14** The Haymarket mixed use development



- sandwiches
- soups
- breakfast
- salad boxes
- hot melts

Caledonian Exchange

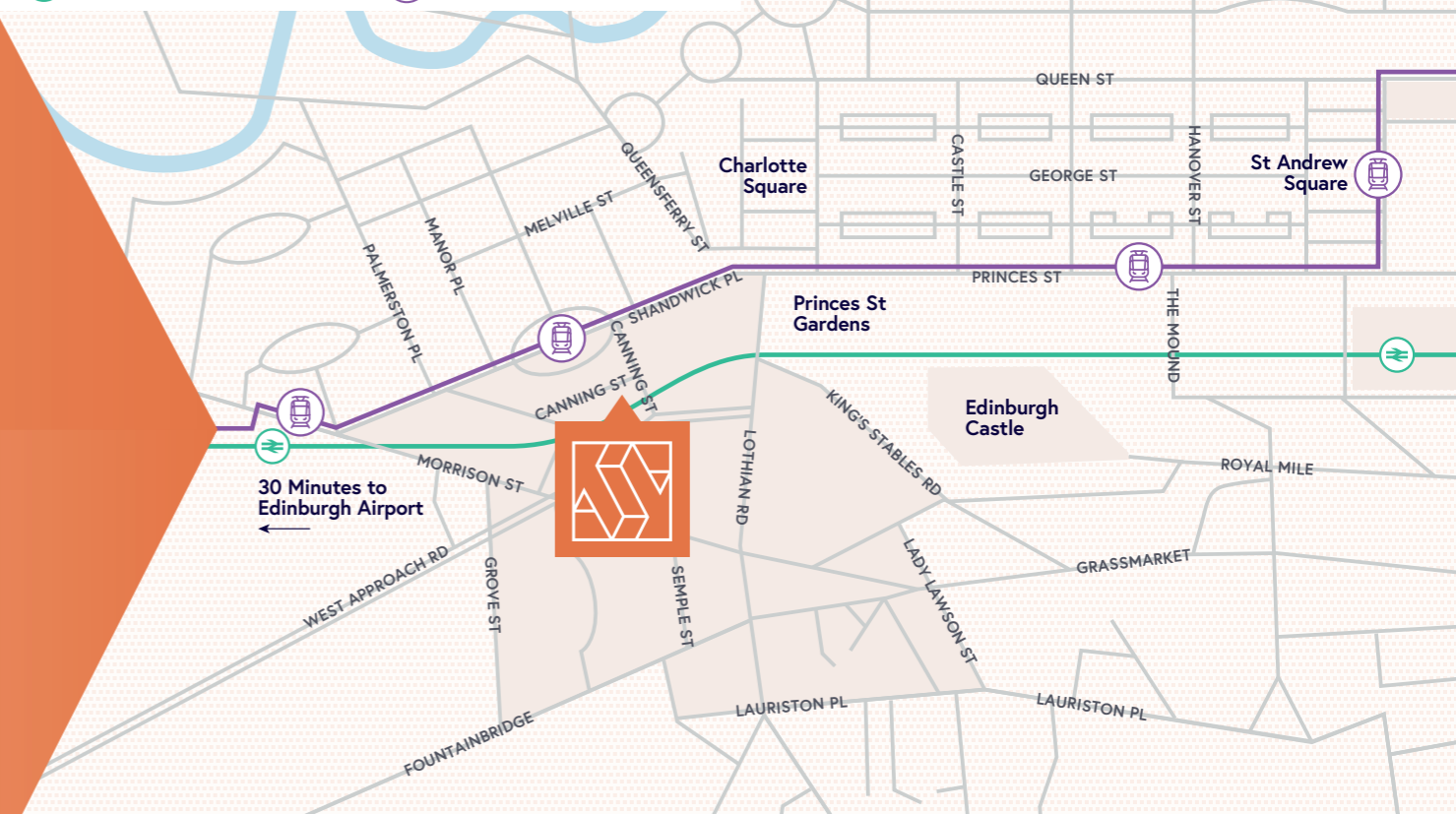


# Going Places

Caledonian Exchange occupies a high profile site clearly visible on the approach to the city centre via the West Approach Road. The nearby tram service offers fast and easy access, providing a direct route to Edinburgh Airport from the 'West End' halt, Shandwick Place. The location ensures immediate and convenient access to a full range of restaurants, bars, cafés and shops both within the Exchange area and, only a short distance away, the West End leading onto Princes Street.

Edinburgh's two main railway stations are within easy walking distance with Haymarket being only approximately 5 minutes' walk via Torphichen Street. Haymarket is now Edinburgh's main transport interchange with access to train, tram and bus routes across the city.

Train Station  
 Train Line  
 Tram Station  
 Tram Line



# Workspace that really Works

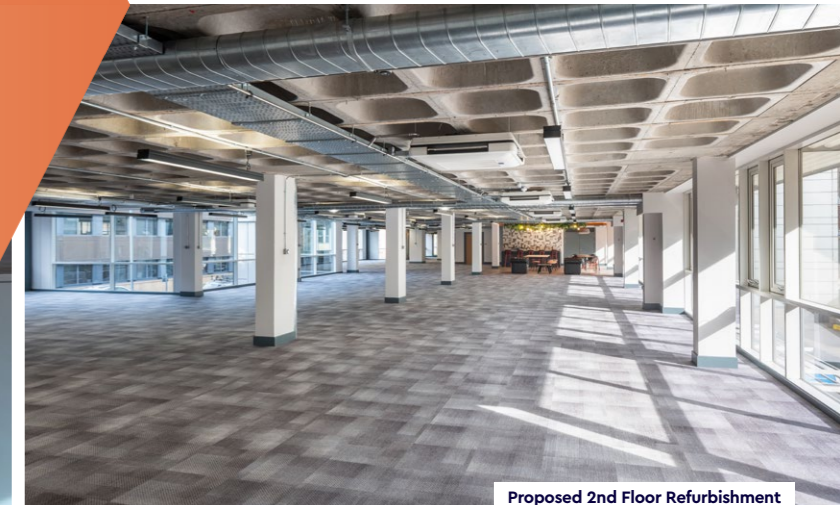
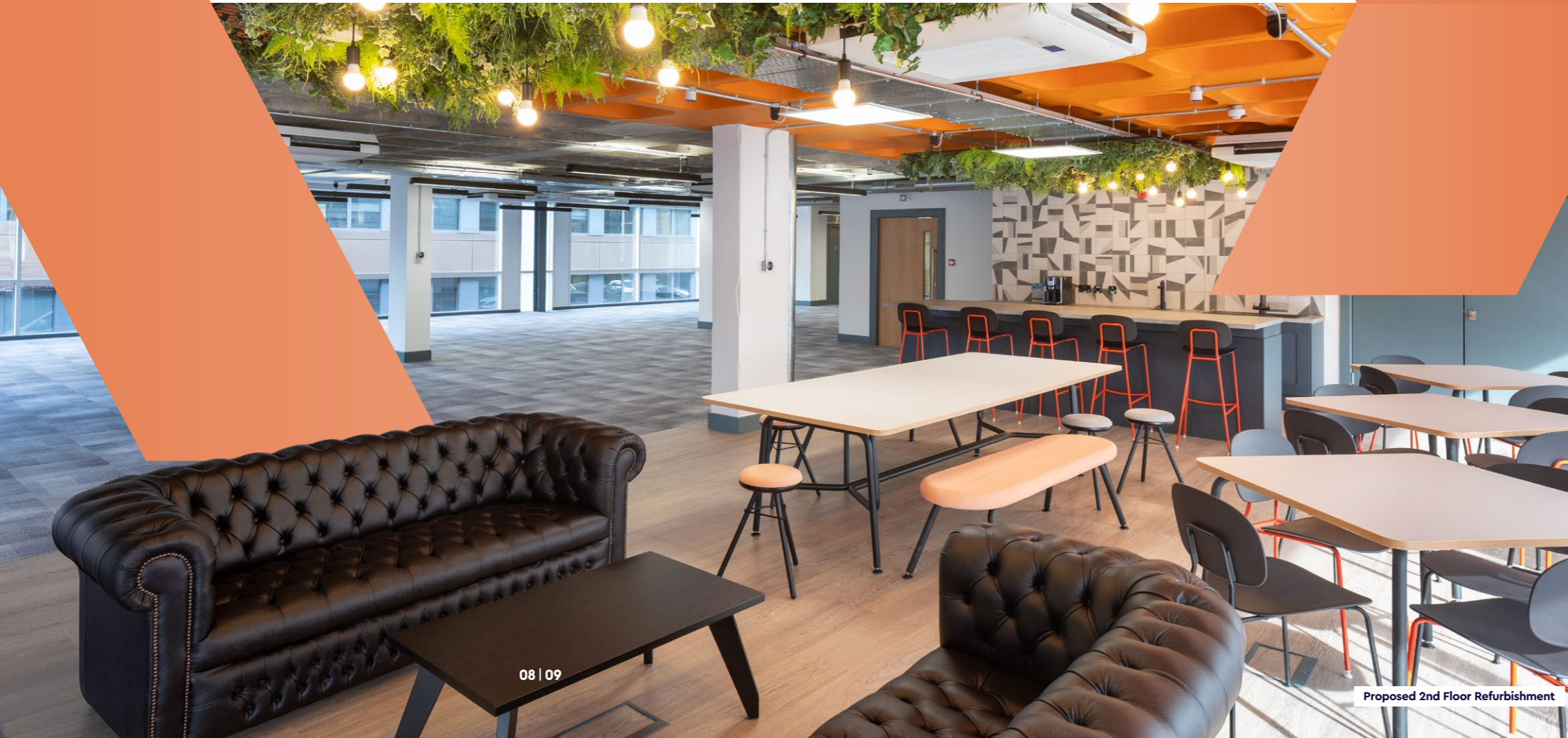
The vacant space has excellent natural daylight. The ground floor provides modern good quality open plan accommodation benefiting from an existing fit out, air conditioning and an intercell raised floor while the 2nd floor is refurbished to provide a 'defurbished' feel with exposed ceiling and ductwork, new air conditioning, LED lighting and an intercell raised floor. The computerised building management system ensures an efficient use of energy and creates a pleasant working environment.



The common parts of the building are about to undergo a comprehensive refurbishment. This will include the reception area and the creation of new WCs, shower facilities, drying room and secure bike storage.

The building benefits from a generous car parking provision to the front and rear of the property. In addition, secure, covered cycle racks are provided and shower facilities.

Existing occupiers within Caledonian Exchange include Dalmore Capital, Motorola, Lindsays and Ciena.

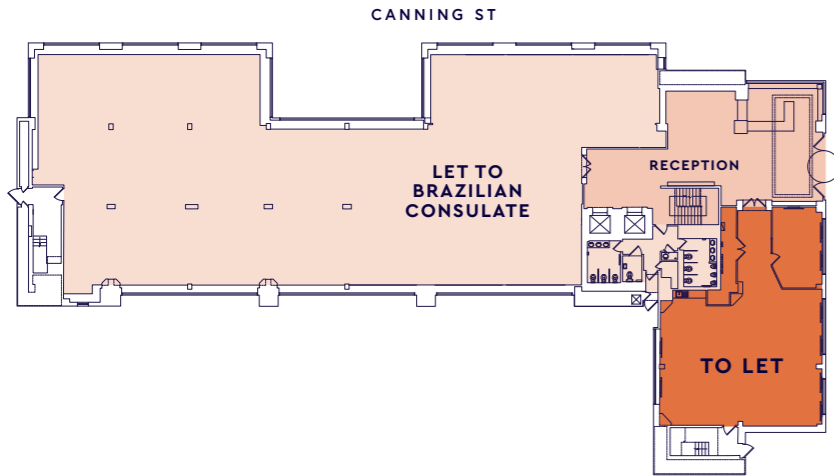


Proposed 2nd Floor Refurbishment



Proposed 2nd Floor Refurbishment

# Existing Ground Floor Office Layout



# Specified for Success

**Specification:**

**Ground floor**

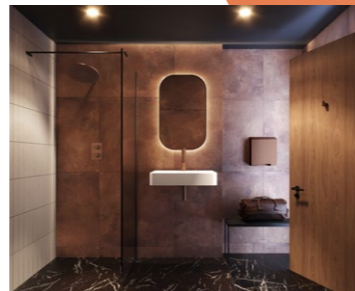
- 4 pipe fan coil air conditioning with an energy efficient low velocity displacement cooling system to the main office area
- Intercell raised access floor
- Metal tiled suspended ceiling
- Existing fit out available
- Potential to create own dedicated entrance

**2nd floor Specification**

- Ceiling mounted VRV air conditioning
- Intercell raised access floor
- Strip LED lighting
- Fully fitted kitchen facility
- Exposed ductwork and ceiling providing a 'defurbished' feel
- New carpets and decoration
- Full height glazing
- EPC Rating of B

**General building specification:**

- New double height reception area
- Refurbished 2 x 13 person Otis passenger lifts serving all floors
- Refurbished high quality male and female toilets
- Shower facilities
- Drying room
- Lockers
- Secure cycle racks
- Building management system
- Manned reception area with additional CCTV security system
- Parking spaces available

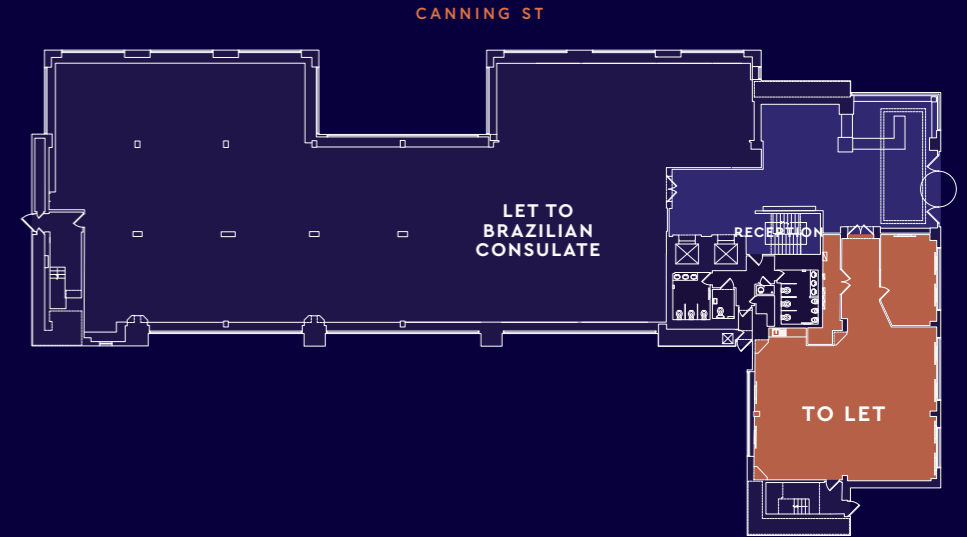


Proposed 2nd Floor Refurbishment

# Inspirational Environment

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following net internal areas:

**Ground Floor**



**Second Floor**



**Availability**

FLOOR	SQ_FT	SQ_M
Second	8,438	784
Ground	1,799	167
<b>TOTAL</b>	<b>10,217</b>	<b>949</b>



## Viewing & Further Information

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