# Positioned for business.
# Designed for the future.

## EXCHANGE PLACE 2
EDINBURGH

NEWLY REFURBISHED PRIME
GRADE A OFFICE SPACE TO LET

UP TO 57,882 SQ FT/5,378 SQ M

**SEMPLE STREET, EDINBURGH, EH3 8BL**

EXCHANGE PLACE 2

# Substance. With style.




EXCHANGE PLACE 2 IS BEING COMPREHENSIVELY TRANSFORMED TO DELIVER EXCEPTIONAL GRADE A WORKSPACE IN THE CENTRE OF EDINBURGH'S PRESTIGIOUS EXCHANGE DISTRICT — THE CITY'S ESTABLISHED COMMERCIAL AND FINANCIAL CORE.

Exchange Place 2 sits at the centre of Edinburgh's established financial district, home to a wide range of leading national and international occupiers.

1 Accenture, Pwc, Brewin Dolphin, Aon, The Law Society of Scotland

2 Artemis Fund Managers, Burness Paul

3 Anderson Strathern, Brodies LLP, Eversheds, Stantec

4 Clyde & Co, KPMG

5 Franklin Templeton

6 Hymans Robertson, Knight Frank, Red Rock Power

7 Womble Bond Dickinson, Huawei, RSM, DWF

8 Lloyd's Banking Group, Turcan Connell, 71M

9 Begbies Traynor, Max Fordham, QMPF

10 Spaces, Trip.com

11 Lloyd's Banking Group, Port Hamilton



# Fully refurbished. Occupier ready.

EXCHANGE PLACE 2 WILL OFFER HIGH-QUALITY WORKSPACE WITH A SPECIFICATION FOCUSED ON PERFORMANCE, WELLBEING AND SUSTAINABILITY.

ESG-FOCUSED REFURBISHMENT TARGETING EPC 'A'.

NEW ELECTRIC VRF AIR CONDITIONING



# Arrive. In style.





SECURE CYCLE STORAGE

- 80 SECURE CYCLE RACKS
- BIKE REPAIR STATION
- 7 SECURE CAR PARKING SPACES AVAILABLE NOW AND 10 MORE AVAILABLE SOON
- SECURE LOCKERS
- DEDICATED MALE AND FEMALE CHANGING FACILITIES
- DEDICATED MALE, FEMALE AND ACCESSIBLE WCS
- SHOWER FACILITIES ON EVERY FLOOR PLUS 7 IN WELLBEING HUB
- HEATED LOCKERS
- REFRESHMENT STATION


PROPOSED END OF JOURNEY FACILITIES



PROPOSED DOUBLE-HEIGHT ATRIUM



PROPOSED REFURBISHED LOWER GROUND & GROUND FLOORS

# Specification. Surpassed.




PROPOSED NEW RECEPTION

- ON SITE BUILDING MANAGER
- FLOOR TO CEILING HEIGHT: LOWER GROUND 3.5M GROUND FLOOR 2.95M FIRST FLOOR 2.75M
- LED LIGHTING THROUGHOUT
- RAISED ACCESS FLOORS
- METAL TILED SUSPENDED CEILING (1ST FLOOR)
- MANNED RECEPTION
- CEILING DESIGN WITH EXPOSED SERVICES DETAIL (LOWER GROUND & GROUND FLOORS)
- GOODS LIFT
- 3 PASSENGER LIFTS
- TERRACES ON FIFTH AND LOWER GROUND FLOORS



# Time. And space.

AVAILABLE SUMMER 2027

**FIFTH: 7,360 sq ft / 683 sq m**
AVAILABLE SUMMER 2027

**FOURTH: 10,297 SQ FT / 957 SQ M**
AVAILABLE SUMMER 2027

**THIRD: 10,296 SQ FT / 957 SQ M**
AVAILABLE SUMMER 2027

**SECOND: 10,281 SQ FT / 955 SQ M**
AVAILABLE SUMMER 2027

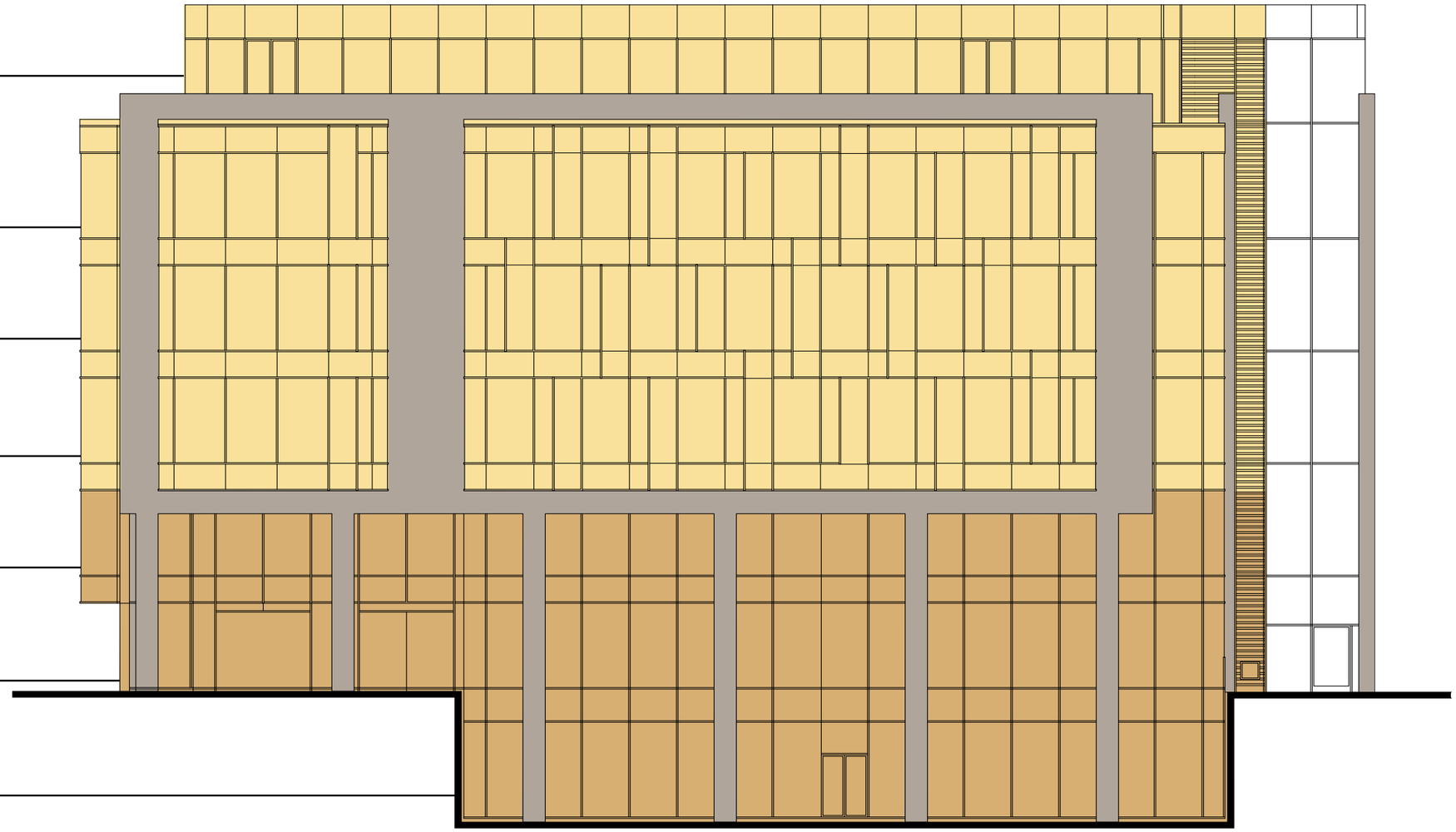
AVAILABLE NOW

**FIRST: 8,700 SQ FT / 808 SQ M**
AVAILABLE NOW

**GROUND: 5,269 SQ FT / 490 SQ M**
AVAILABLE NOW

**LOWER GROUND: 5,679 SQ FT / 528 SQ M**
AVAILABLE NOW

**TOTAL: 57,882 SQ FT / 5,378 SQ M**

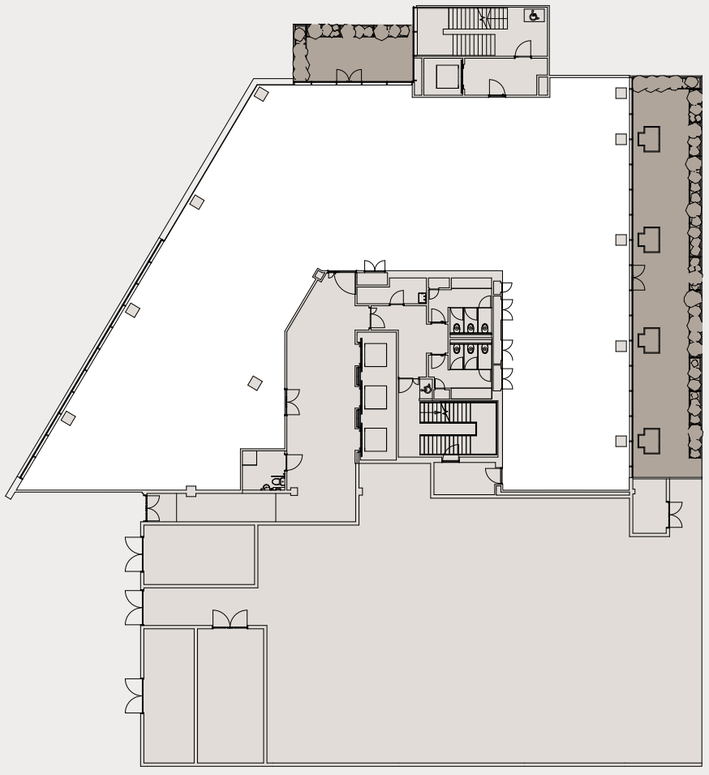


# Available. Now.

N

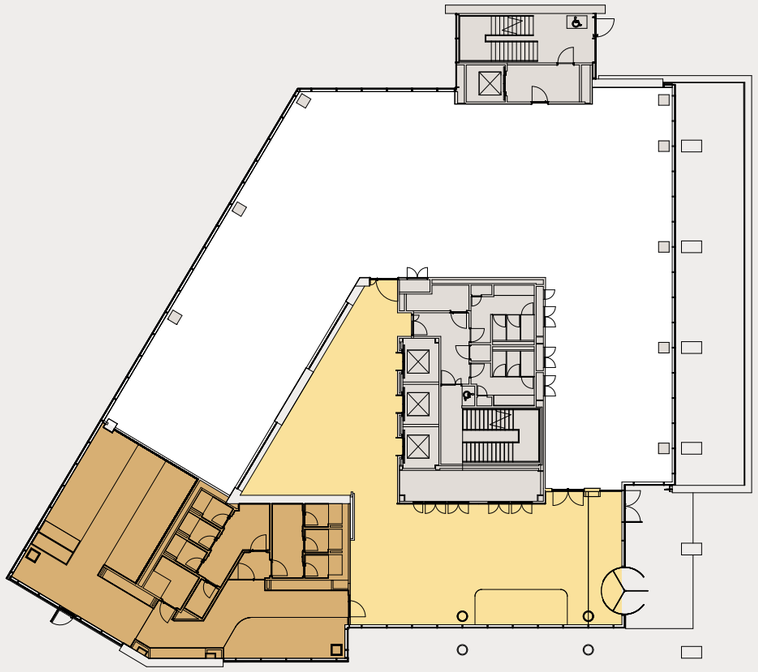
## LOWER GROUND

5,679 SQ FT / 528 SQ M



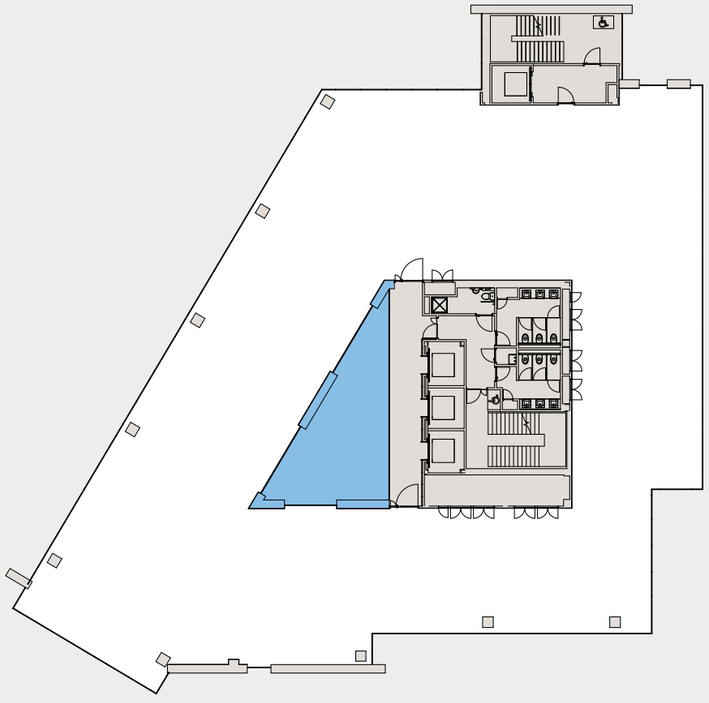
## GROUND FLOOR

5,269 SQ FT / 490 SQ M



## FIRST FLOOR

8,700 SQ FT / 808 SQ M



7 SECURE CAR PARKING SPACES

AVAILABLE SPACE

END OF JOURNEY FACILITIES

NEW RECEPTION

COMMON PARTS

ATRIUM

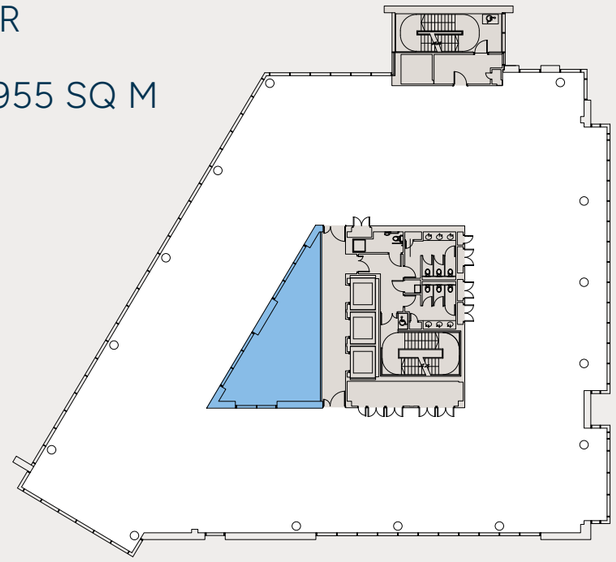
TERRACE

# Available. Soon.

N

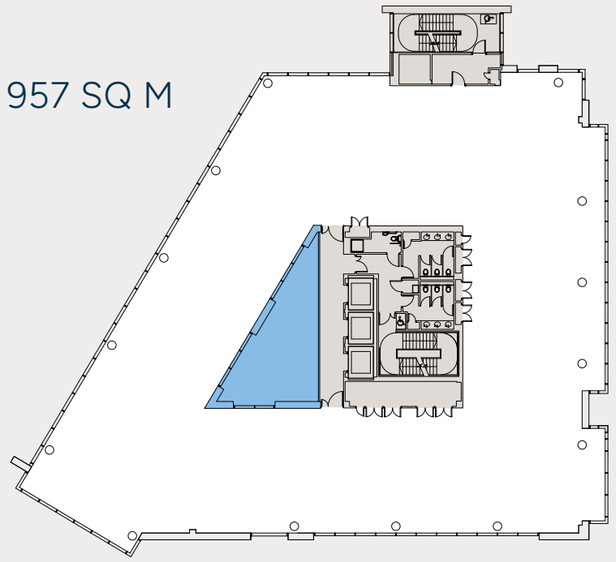
## SECOND FLOOR

10,281 SQ FT / 955 SQ M



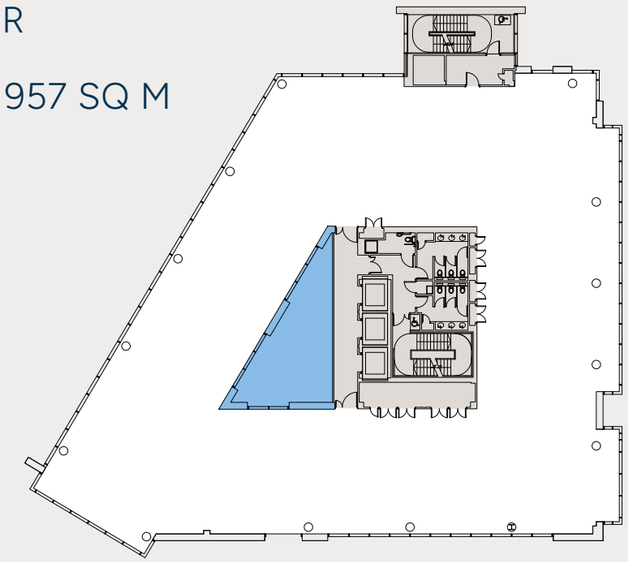
## THIRD FLOOR

10,296 SQ FT / 957 SQ M



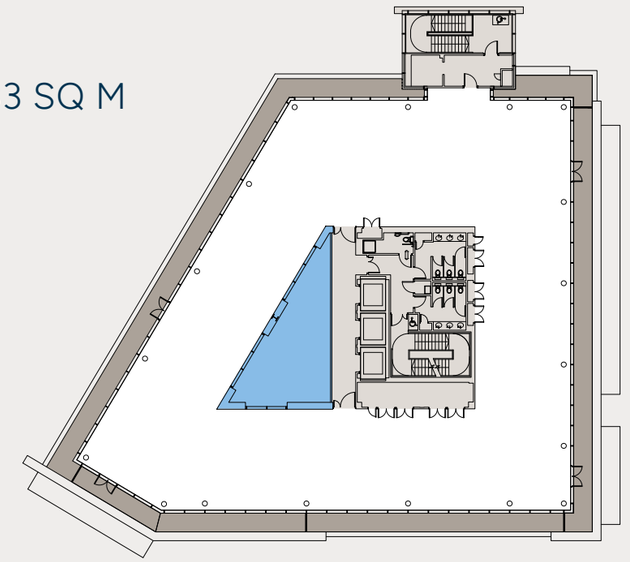
## FOURTH FLOOR

10,297 SQ FT / 957 SQ M



## FIFTH FLOOR

7,360 SQ FT / 683 SQ M



10 SECURE CAR PARKING SPACES

AVAILABLE SPACE

COMMON PARTS

ATRIUM

ROOF TERRACE



LOCATED IN THE HEART OF THE EXCHANGE DISTRICT, EXCHANGE PLACE 2 BENEFITS FROM EXCELLENT TRANSPORT CONNECTIVITY ACROSS THE CITY AND THROUGHOUT THE UK.

# Local connections. Global reach.










### BY BUS

Semple Street benefits from strong public transport links, with direct access to Lothian Bus routes 34 and 35, connecting across the city to destinations including Ocean Terminal, Heriot-Watt University and Slateford.

Extensive additional routes are available within a short walk via Lothian Road and the West End.

### BY TRAM

West End Tram Stop is a short, 11-minute walk from Exchange Place 2, with fast and frequent tram services across the city.

Edinburgh Airport 20 mins

Leith 25 mins

### BY RAIL

Haymarket Station is only a 10 minute walk away and provides direct rail connections locally and nationally.

| | |
|---|---|
| Glasgow: | 50 mins |
| Newcastle: | 1 hr 40 mins |
| Aberdeen: | 2 hrs 15 mins |
| Manchester: | 3 hrs 10 mins |
| London: | 4 hrs 35 mins |

### BY AIR

Edinburgh Airport – Scotland's busiest – is just 20 minutes away by tram.

It provides access to 150 global destinations, serving over 14 million passengers annually.

### BY BIKE

Located just steps from Semple Street at the end of Fountainbridge, National Cycle Route 754 provides a smooth, flat, traffic-free towpath heading west toward Ratho and Falkirk.




Sources: The Trainline, Lothian Buses, Edinburgh Airport

## CAFÉS & RESTAURANTS

1. Black Sheep Coffee
2. Bread Meats Bread
3. Chaakoo Bombay Café
4. Coast & Creel
5. Hank's Sandwich Bar
6. L'Artigiano
7. Loudons
8. Maki & Ramen
9. Nando's
10. Timberyard
11. Wagamama

## SUPERMARKETS

1. Co-op Food
2. M&S Food
3. Sainsbury's Local
4. Tesco Express

## HOTELS

1. Caledonian Hotel
2. DoubleTree by Hilton
3. Leonardo
4. Mercure
5. Moxy Hotel
6. Novotel
7. Point A Hotel
8. Sheraton Grand






EXCHANGE PLACE 2

# Work hard. Play harder.



EXCHANGE PLACE 2 IS EXCEPTIONALLY WELL SERVED BY AN EXTENSIVE RANGE OF CAFÉS, RESTAURANTS, BARS, HOTELS AND CONVENIENCE RETAIL. FROM MICHELIN-STARRED DINING TO WORLD-CLASS HOSPITALITY AND VIBRANT CITY AMENITIES, EVERYTHING IS ON THE DOORSTEP.

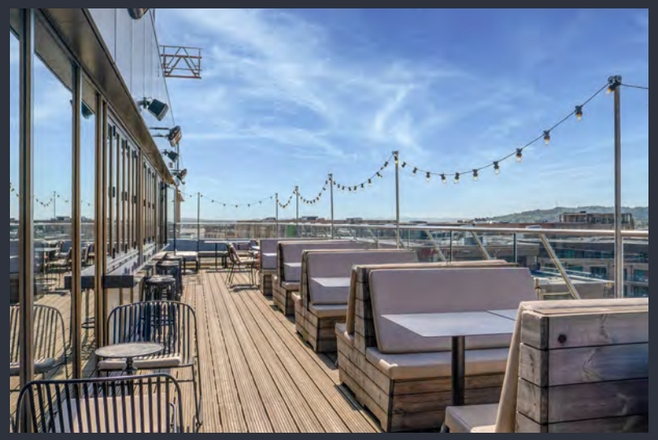



Mrs Food


LOUDONS


BLACK SHEEP COFFEE
BLACK SHEEP COFFEE

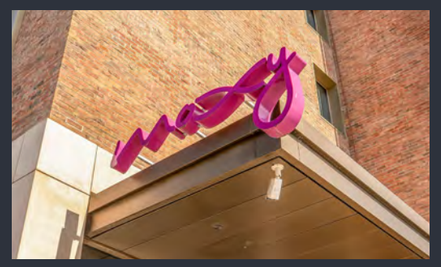

SANDWICH BAR
HANK'S
SANDWICH BAR
Hanks.catering








EVANS
CYCLES




BREAD
MEATS
BREAD

# EXCHANGE PLACE 2
EDINBURGH


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