



# EXCHANGE PLACE 3

SEMPLE STREET  
EDINBURGH  
EH3 8BL

## TO LET

Open Plan, Ground  
Floor Office Space in  
the heart of Edinburgh's  
Exchange District

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Exchange Place 3 provides five storeys of purpose built office accommodation, set within a landscaped, managed public space. The highly efficient floor plates are open plan in nature and benefit from a high quality specification. The property, completed in 2009, provides a BREEAM rating of 'Excellent' and an EPC of B+.

The property is accessed through an attractive double height glazed entrance, leading into the lift lobby with two 13 person passenger lifts. There is a manned reception desk and out of hours key holding response, in addition to comprehensive building CCTV. The property benefits from 4 car parking spaces situated at basement level, accessed from the building's core.

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Exchange Place is situated at the heart of Edinburgh's Exchange District, the prime financial location within the Capital's office core. The property's location benefits from excellent nearby transport links. Its proximity to Haymarket train station provides access to the national rail network, whilst Edinburgh's tram service connects the property to Edinburgh International Airport and St Andrew Square from the nearby stops at Shandwick Place and Haymarket. There are also 11 local bus services benefiting the area.

Exchange Place is a prestigious and sought after location, home to international and national companies including Wood Mackenzie, BlackRock, Hymans Roberston

and Broadridge. Additional occupiers within the Exchange District include Lloyds Bank Plc, PwC, Standard Life Aberdeen, EY, Brewin Dolphin, DWF and Franklin Templeton.

The property's location further benefits from its close proximity to Lothian Road, Fountainbridge and the West End, providing occupiers with a wide array of local amenities including high quality restaurants, bars, and retail outlets.



## Floor Plan



## Accommodation

Floor	SQ FT	SQ M
Ground	3,412	317

The subjects benefit from 4 car parking spaces situated in the basement car park.

## Specification

The specification includes:

- 150mm raised access floors
- Metal suspended ceilings incorporating recessed LG7 lighting and sprinkler system
- Gas-fired central heating system
- Naturally ventilated
- Male and female WC provisions on each level
- Four showers at basement level
- High quality carpeting and floor boxes.
- Existing tenant fit out provides three meeting rooms and a kitchen break out area





# EXCHANGE PLACE 3

## Lease

The ground floor suite is available in its entirety by way of a sub-lease or assignment until December 2026, on Full Repairing and Insuring terms.

## Rateable Value

We have been advised by the Scottish Assessors that the Rateable Value of the total vacant accommodation is currently £60,400 per annum. Further information is available at [www.saa.gov.uk](http://www.saa.gov.uk).

## EPC

The EPC rating is B+. A copy of the EPC can be provided upon request.

## Rent and Service Charge

Full details of quoting rent and service charge are available from the sole letting agents.

## Viewing and Further Information

Viewing of the property and any further information can be provided by the sole letting agent:



Savills  
Wemyss House,  
8 Wemyss Place,  
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