

FOR LEASE FIRST AND SECOND FLOORS | 2,377-4,804 SQ. FT

ATHOLL EXCHANGE

— 6 CANNING STREET, EDINBURGH, EH3 8EG —



Atholl Exchange is a prominent, all electric, corner office building fronting Canning Street offering occupiers a prime opportunity to establish their business in a high demand location

—

LOCATION

Atholl Exchange occupies a highly sought after position within Edinburgh's Exchange District, widely recognised as one of the city's leading business hubs. The surrounding area is home to a range of prominent occupiers, reinforcing its reputation as a prime commercial destination.

The building is exceptionally well connected. The West End tram stop is a 2 minute walk away, while Haymarket Railway Station is just 9 minutes on foot, providing transport links across Scotland and the UK.

Occupiers benefit from an outstanding selection of nearby amenities. Within a 5 minute walk there is The Sheraton Grand Hotel & Spa and The Caledonian. Edinburgh's West End is just a short walk with an excellent choice of restaurants, cafés, bars, and shops.

Surrounding office occupiers include Motorola, Lindsays, London Stock Exchange Group, Dalmore Capital, Gillespie MacAndrew, Baillie Gifford, Deloitte, EY, Pinsent Masons and Brodies.

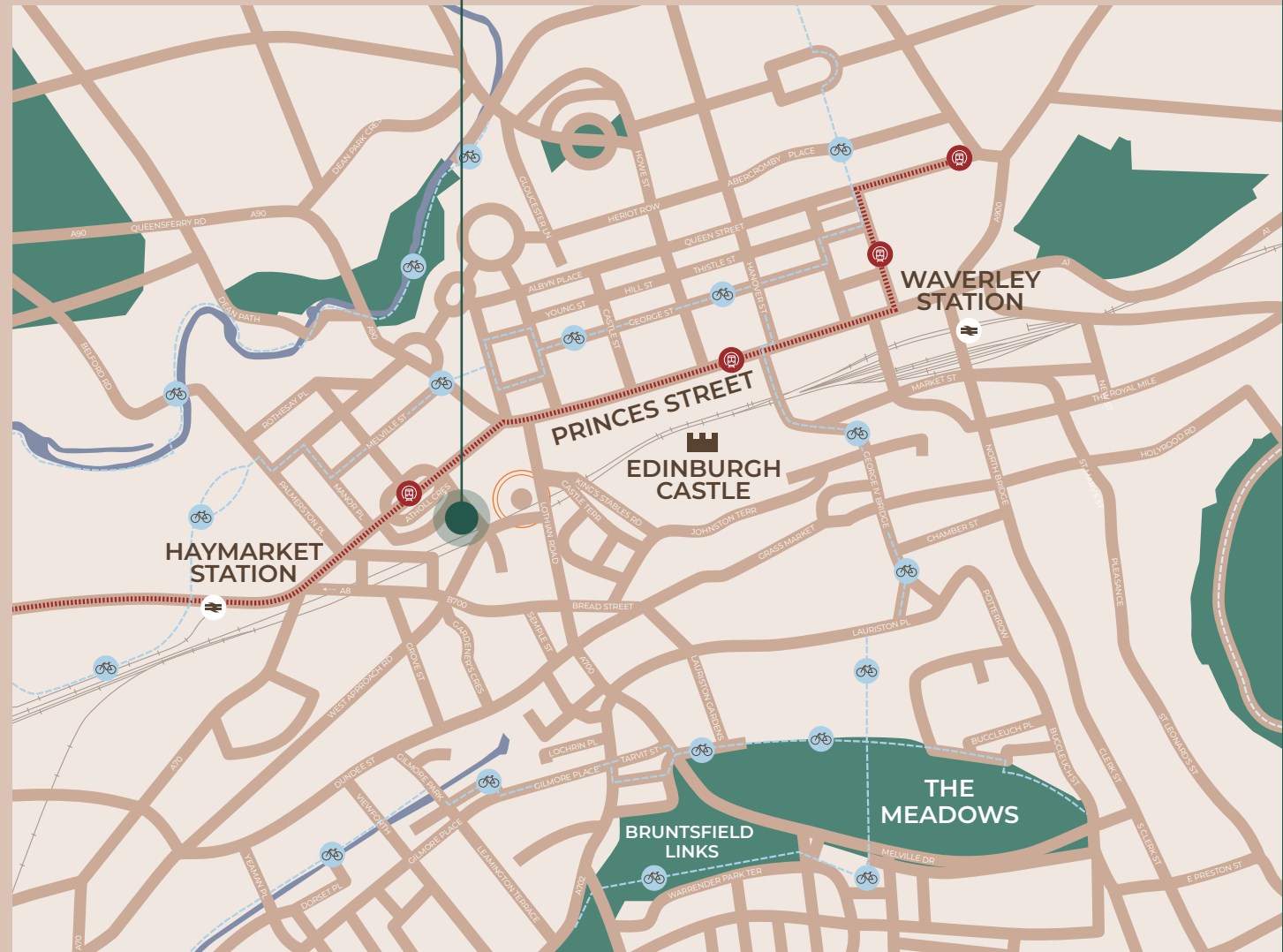


TRAM STOPS

TRAIN STATIONS

CYCLE ROUTES

ATHOLL EXCHANGE





THE BUILDING

Atholl Exchange is a prominent, all electric, corner office building fronting Canning Street giving an incoming tenant an excellent opportunity to create a strong business presence.

The available suites are on the first and second floors and provide high quality open plan accommodation with excellent daylight across three elevations.

The common parts of the building are set to undergo a comprehensive refurbishment, incorporating both internal and external upgrades. These improvements will further modernise the building, enhance its overall prominence, and increase its appeal to any incoming occupiers.



LED Lighting
throughout



All electric
building



Raised access
floors



New VRF Air
Conditioning



Demised W/C's
and shower on
each floor



Lift
access



Secure cycle
storage



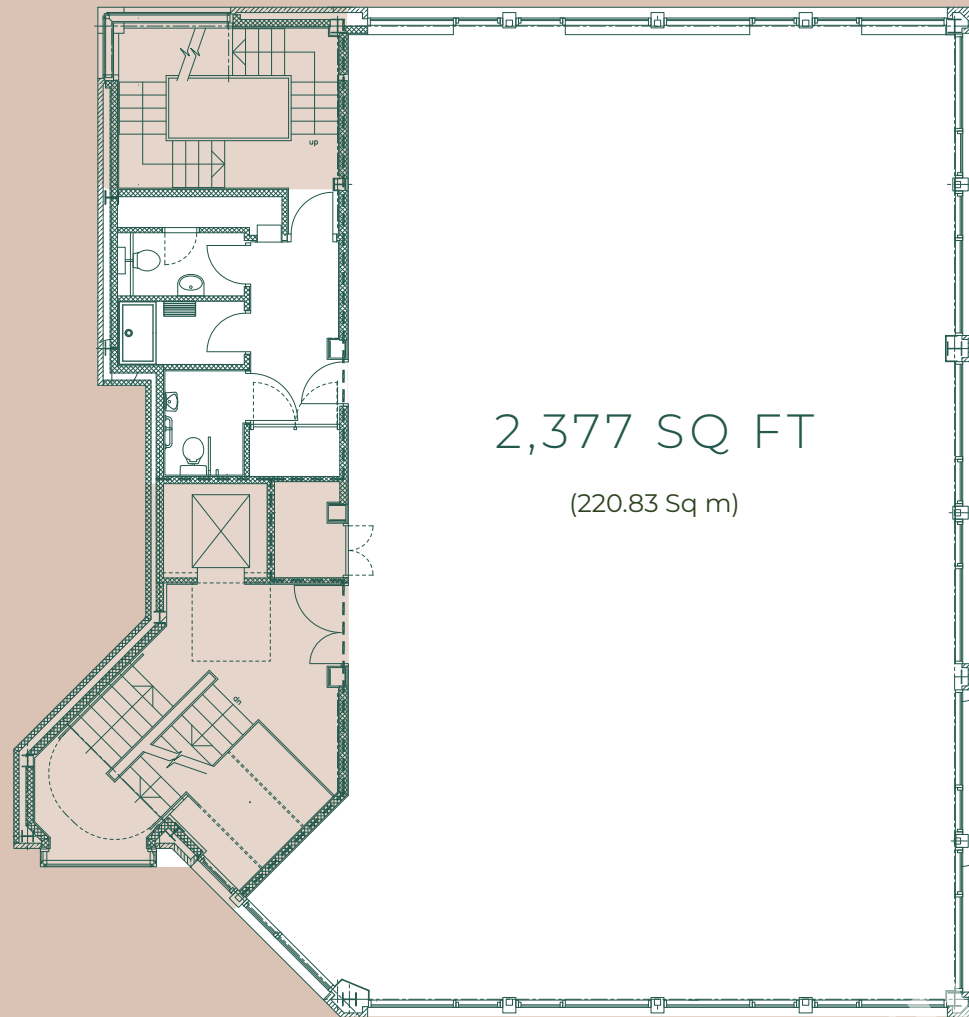
1 parking space
available per floor



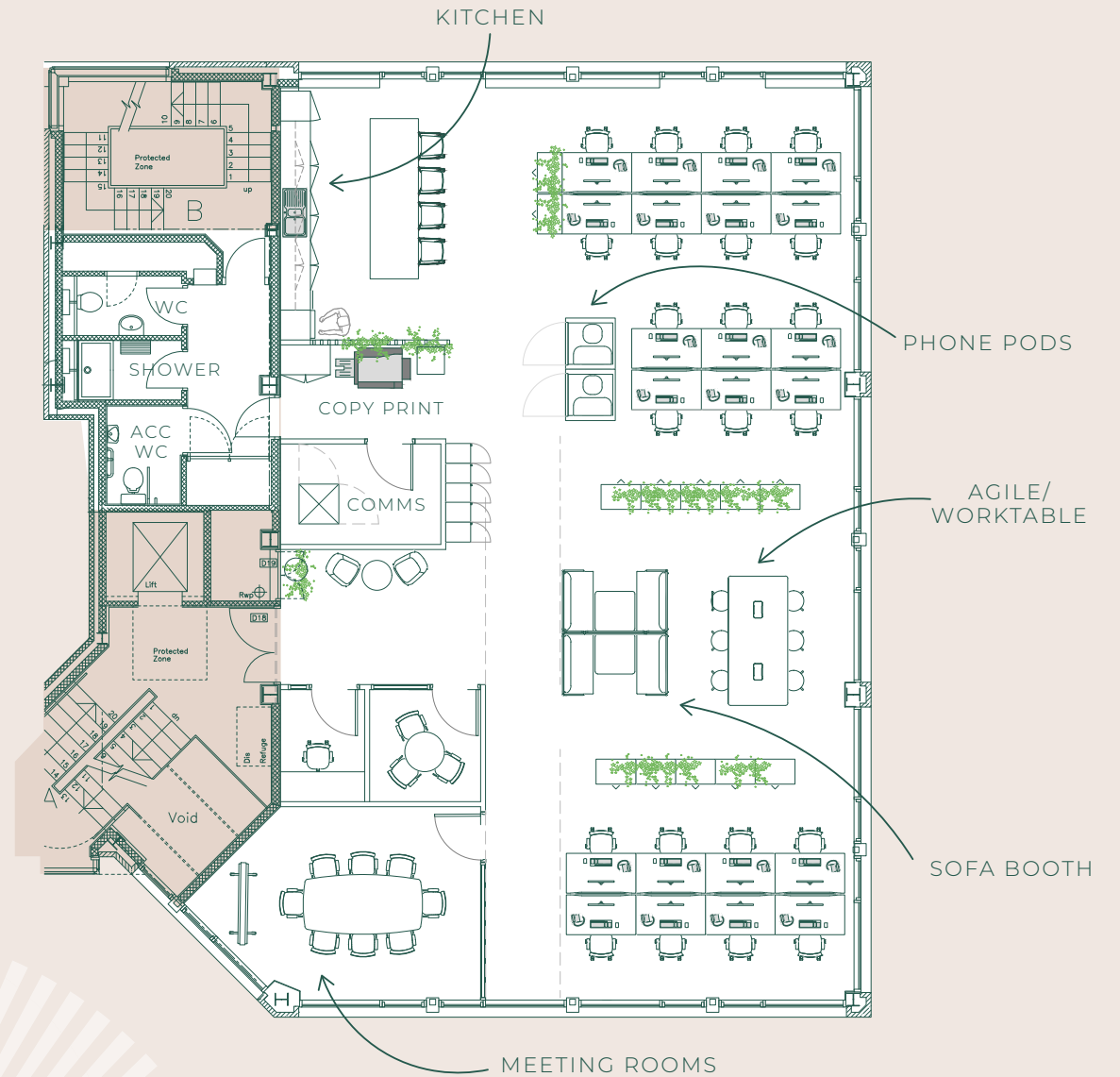
EPC rating
of 'A'



1ST FLOOR OPEN PLAN LAYOUT

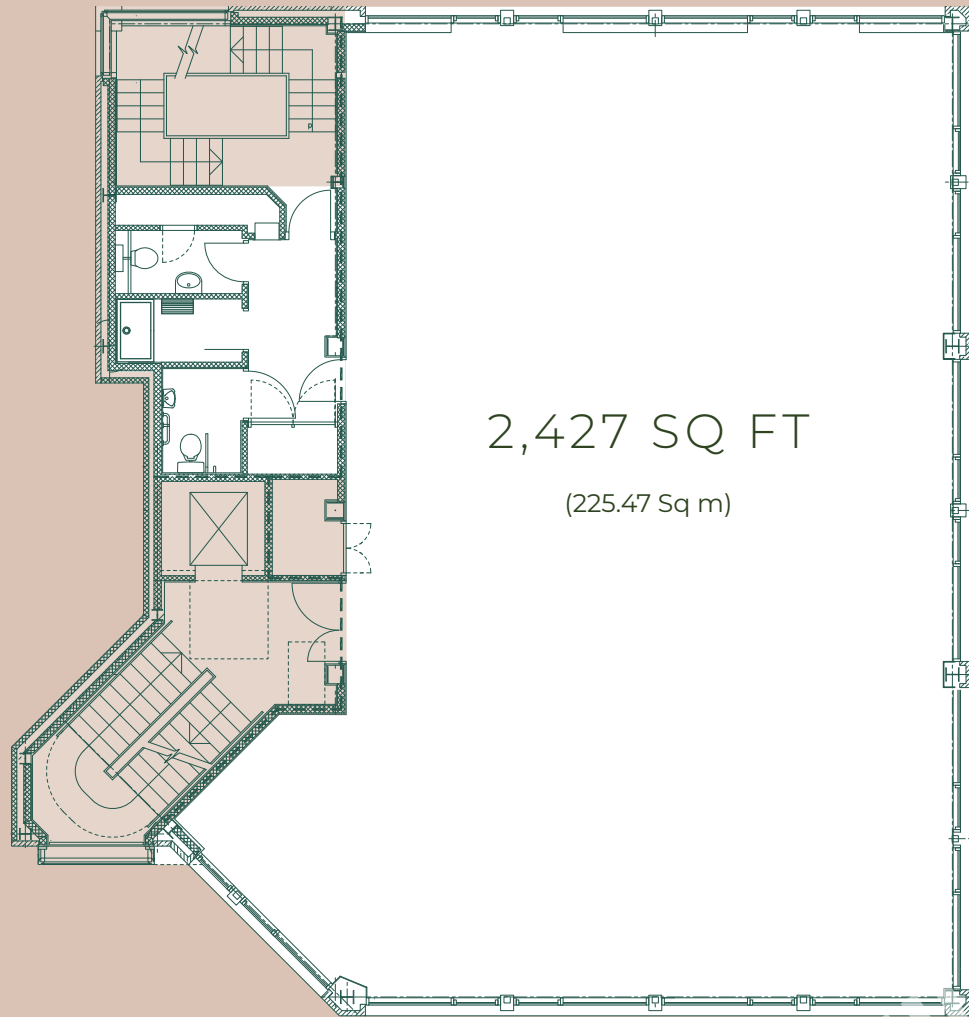


INDICATIVE LAYOUT DESIGN 22 WORKSTATIONS



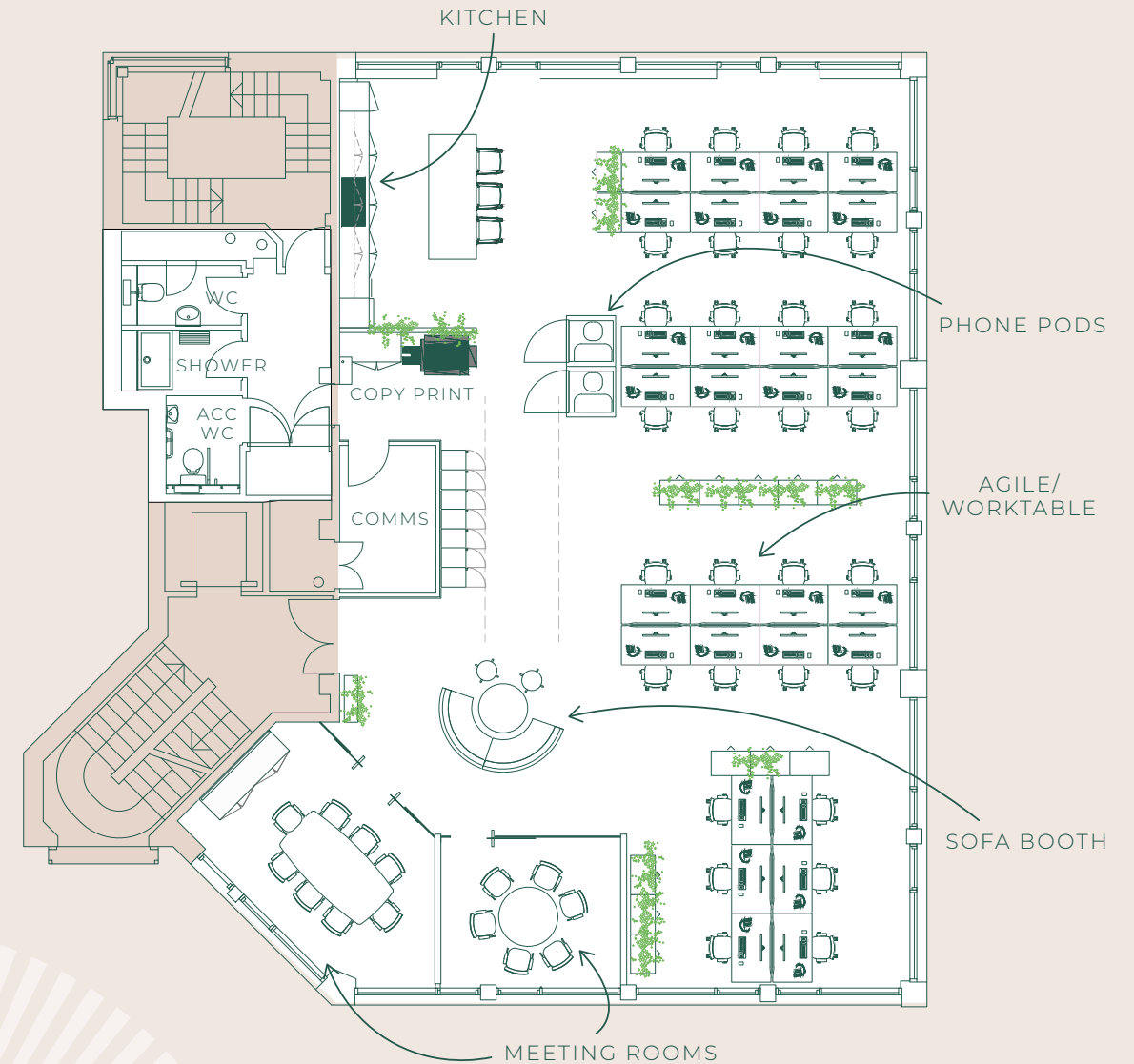


2ND FLOOR OPEN PLAN LAYOUT



2,427 SQ FT
(225.47 Sq m)

INDICATIVE LAYOUT DESIGN 30 WORKSTATIONS





LEASE TERMS

The accommodation is available to let on Full Repairing and Insuring Terms.

ENTRY

The First and Second Floors are both available for occupation immediately.

RENT

On application.

RATES

Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant being responsible for the payment of registration dues and any LBTT.

VAT

VAT will be applicable on rent and service charge at the prevailing rate.

SERVICE CHARGE

The building is managed and common areas maintained via a service charge. Full information can be provided on request to interested parties.

EPC

The building has an EPC rating of A.

FURTHER INFORMATION

For further information please contact the sole letting agents:

Euan Rolland

0734 575 0536

euan.rolland@cbre.com

Angela Lowe

0779 380 8458

angela.lowe@cbre.com

CBRE

Disclaimer: Important notice CBRE for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are given notice that: i) These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) No person in the employment of CBRE, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property.

Image Disclaimer: This brochure contains a mix of AI-generated imagery, CGI renderings, and conceptual photography. All visuals are intended for illustrative and mood-reference purposes only and may not represent final or exact specifications. July 2026. **Design by Fifth House.**

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP