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






ATHOLL EXCHANGE
EDINBURGH CASTLE
PRINCES STREET
LOTHIAN ROAD
CHARLOTTE SQUARE
EXCHANGE DISTRICT
EDINBURGH INTERNATIONAL CONFERENCE CENTRE
TRAM STOP

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.

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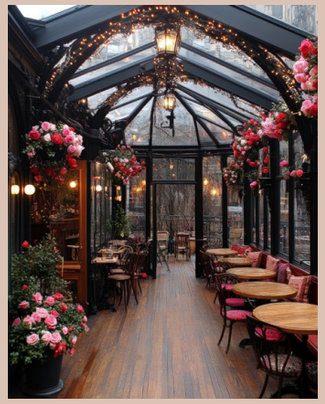
The building is exceptionally well connected. The West End tram stop is a 2 minute walk away, while Haymarket Railway Station is just 9 minutes on foot, providing transport links across Scotland and the UK.

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.





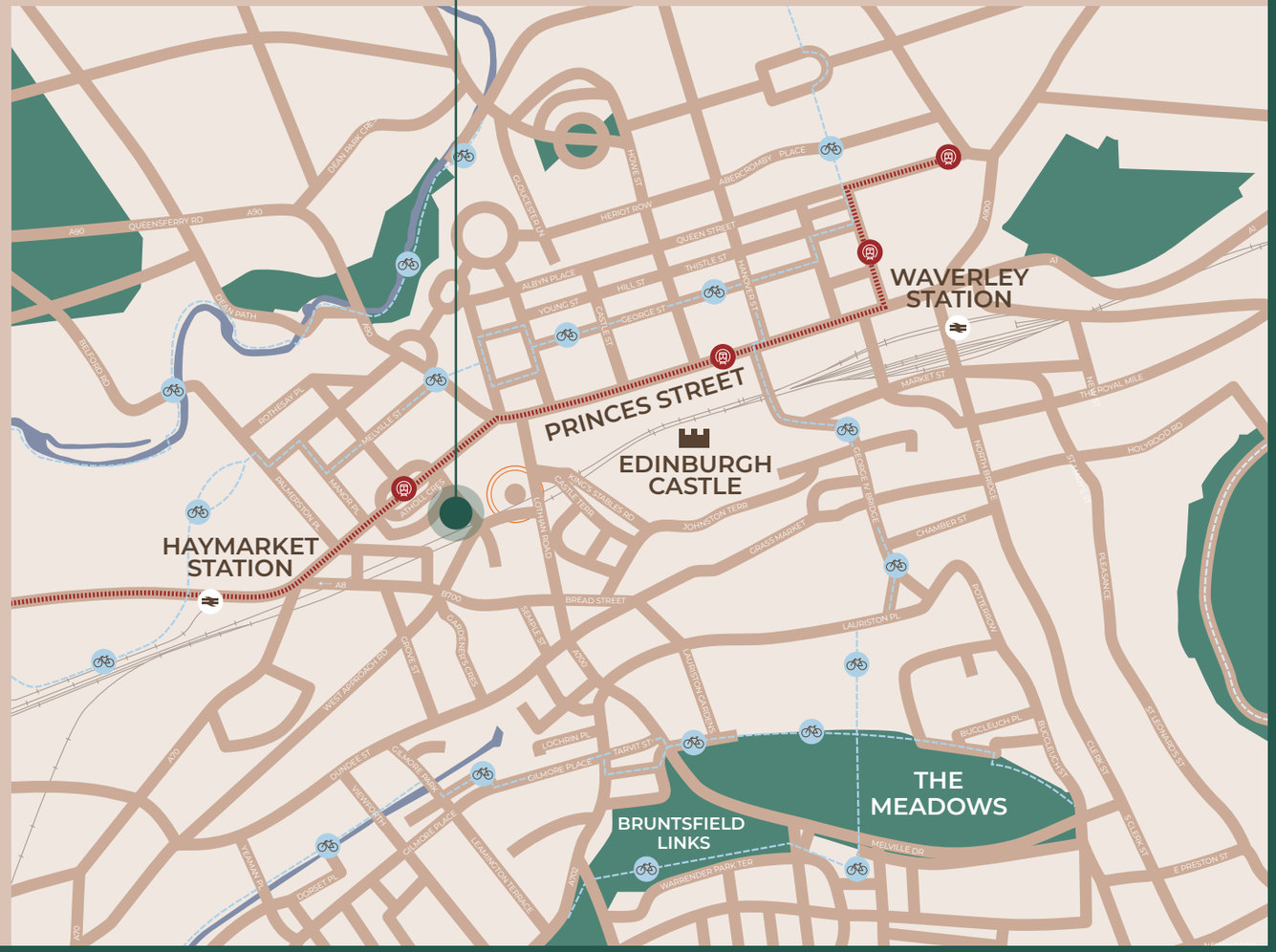


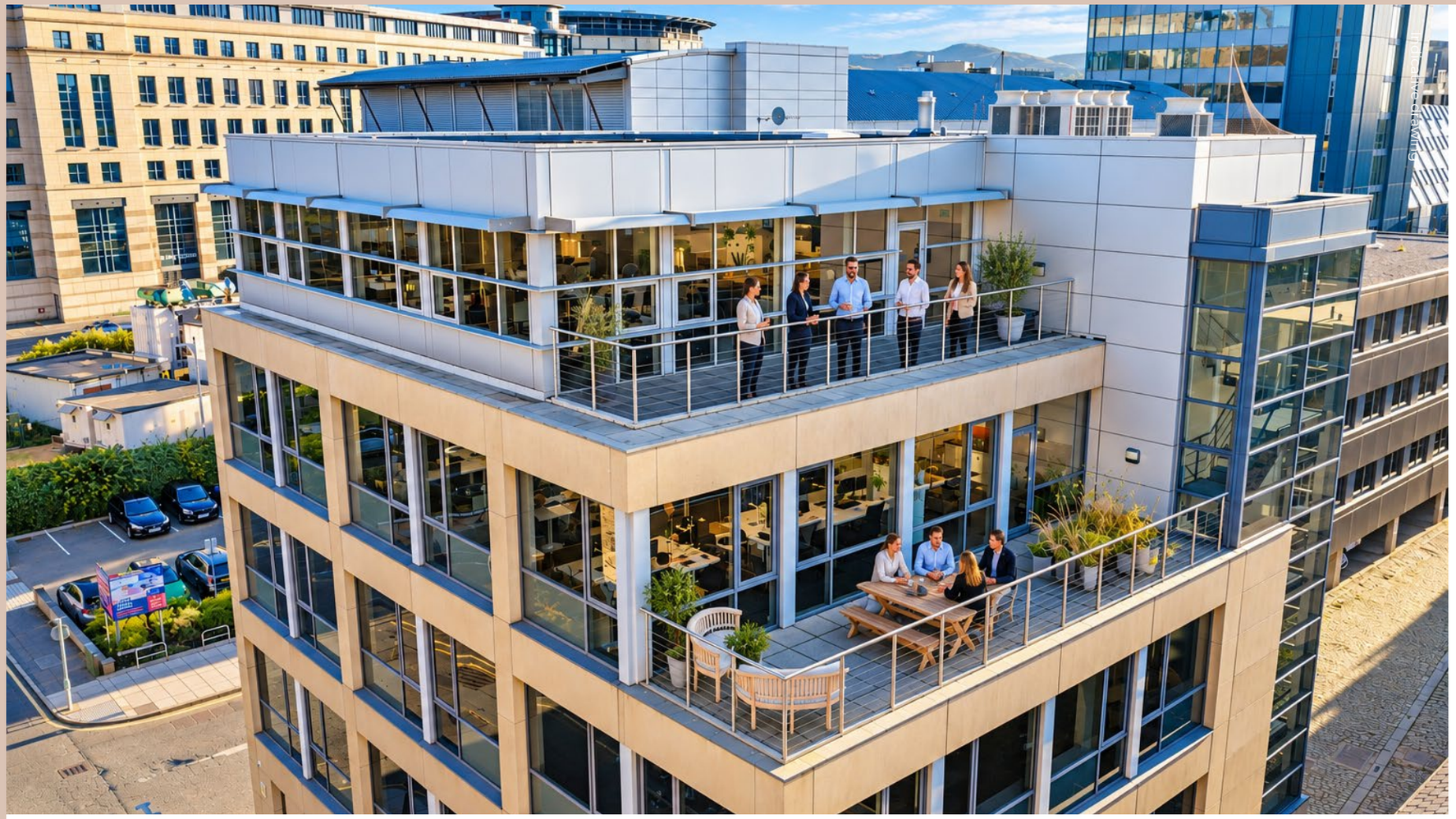
TRAM STOPS

TRAIN STATIONS

CYCLE ROUTES

ATHOLL EXCHANGE





THE BUILDING

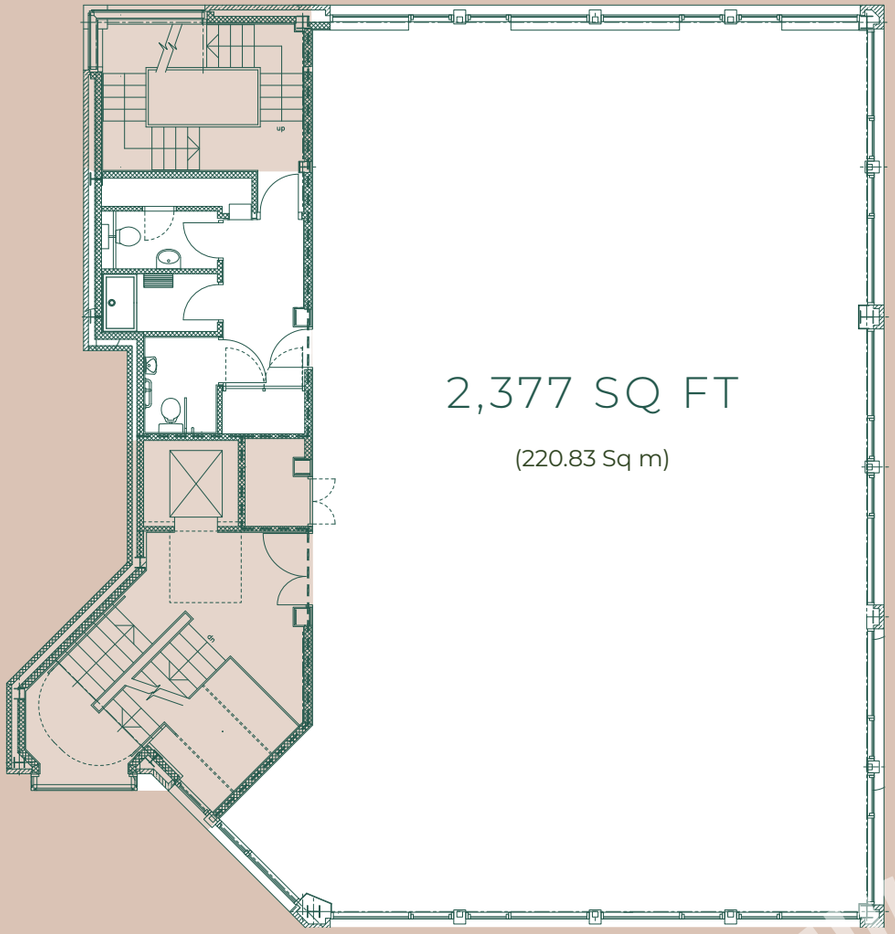
Atholl Exchange is a prominent, all electric, corner office building fronting Canning Street giving an incoming tenant an excellent opportunity to create a strong business presence.

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

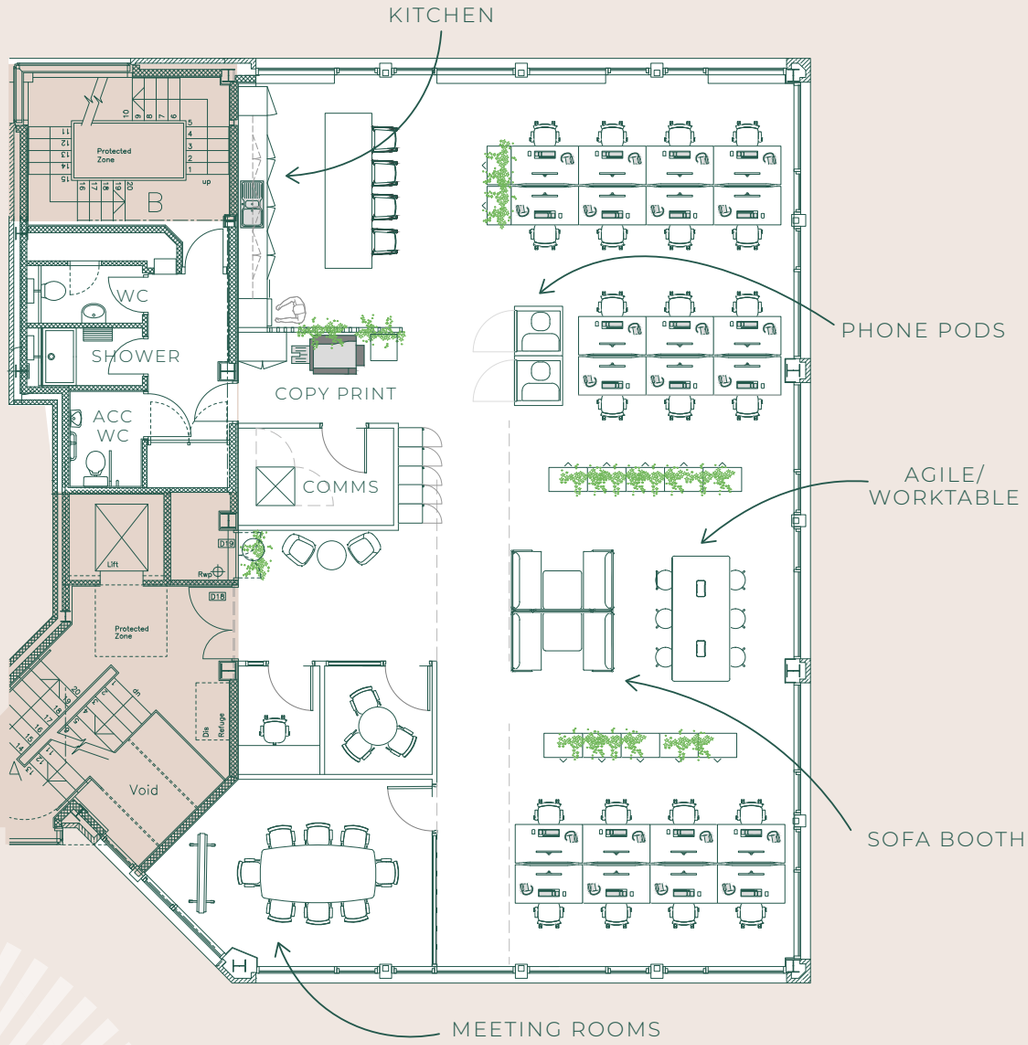


2,377 SQ FT

(220.83 Sq m)

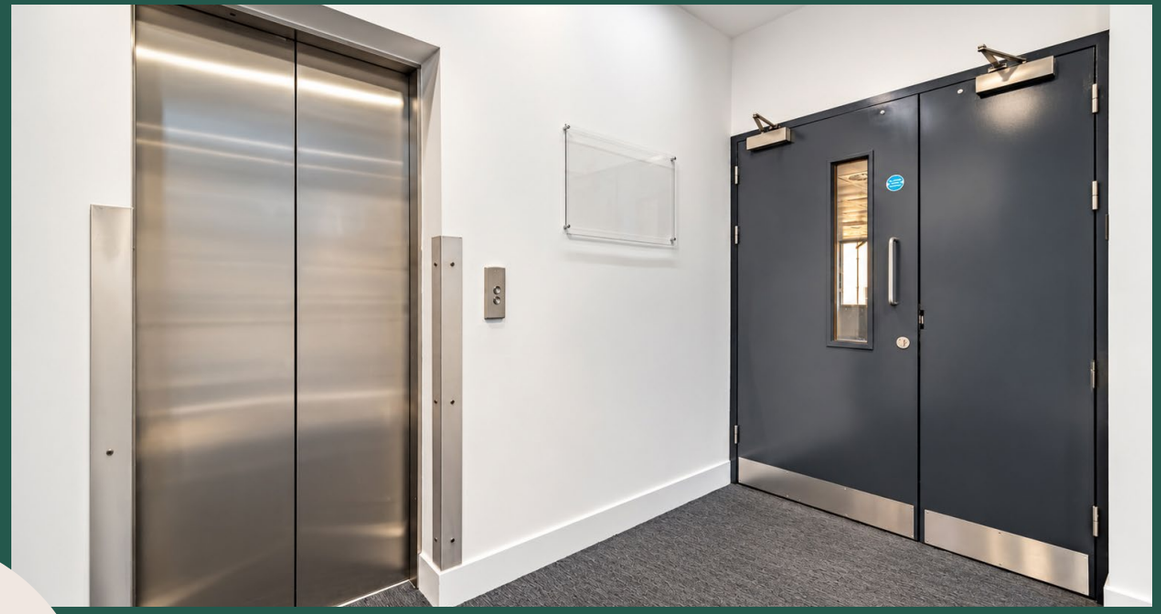
INDICATIVE LAYOUT DESIGN

22 WORKSTATIONS



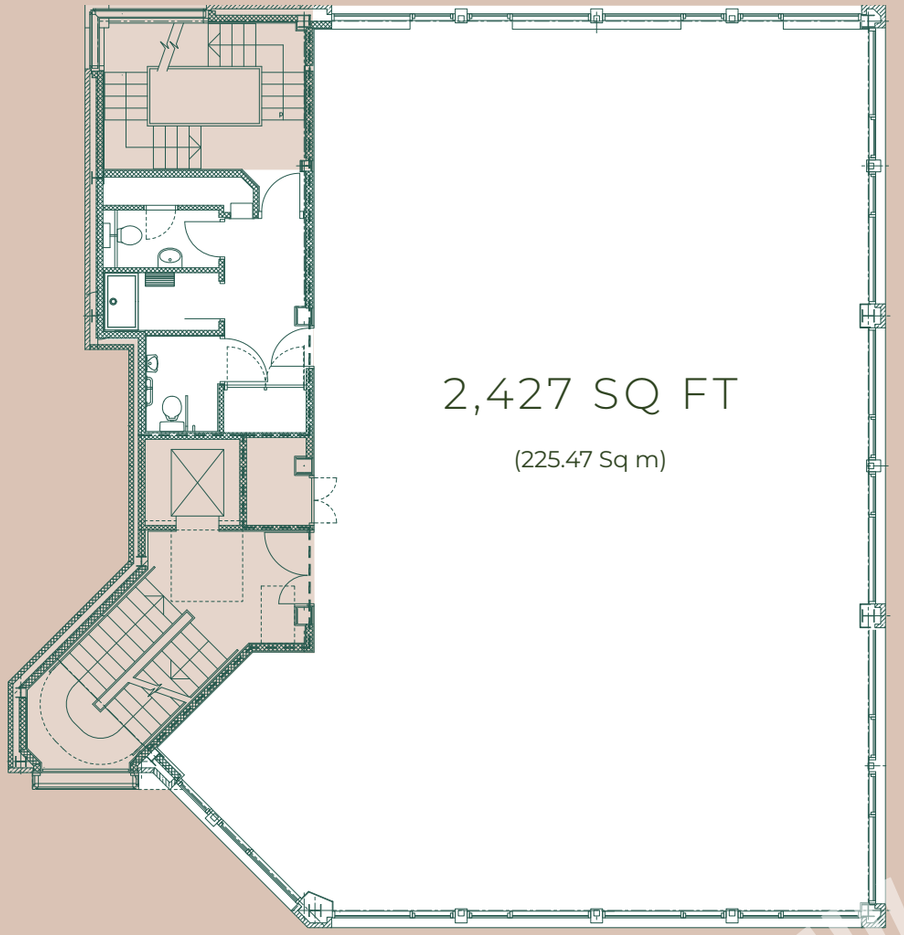








2ND FLOOR
OPEN PLAN LAYOUT



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

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KNIGHT PROPERTY GROUP