



CANNING EXCHANGE

TO LET
2,492 SQ FT TO
14,908 SQ FT





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A FULLY
REFURBISHED
OFFICE BUILDING
IN THE HEART OF
EDINBURGH
CITY CENTRE

▲

> LOCATION

Located in the heart of Edinburgh city centre, Canning Exchange sits immediately adjacent to the Exchange (the city's prime office destination) and the newly emerging Haymarket office district.

The building is surrounded by numerous well known restaurants, cafes, bars and gyms. Haymarket rail station is also within 5 minutes' walk as is the West End tram halt and the city's extensive bus network.

In short, Canning Exchange provides occupiers with the perfect blend of amenity, accessibility and profile.



AN URBAN GEM



SUPERB CONNECTIVITY & DOORSTEP AMENITIES

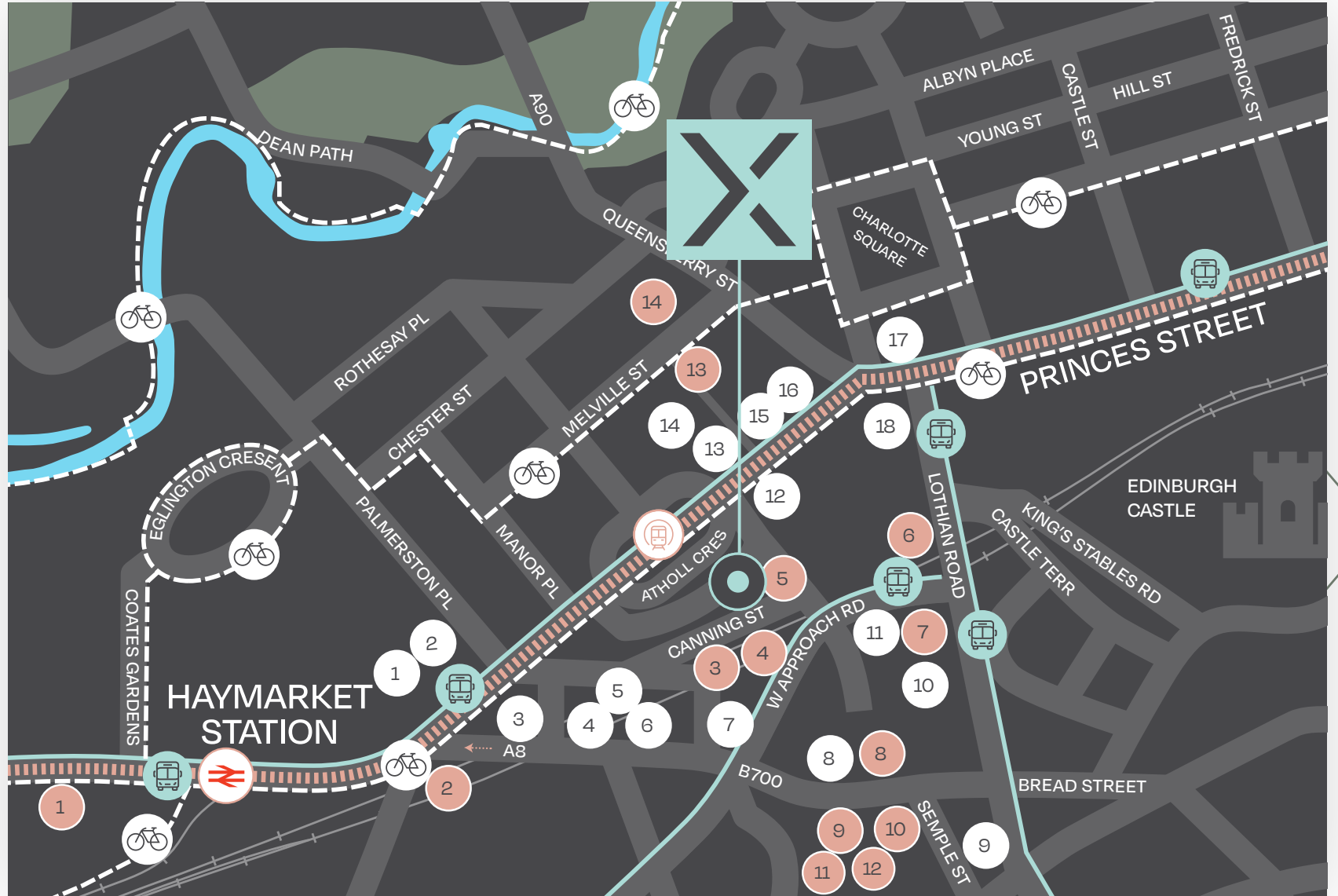


AMENITIES

- | | |
|---|---------------------|
| 1 Boots | 11 Pedal House |
| 2 Starbucks | 12 The Fox and Faun |
| 3 Malones | 13 O'Briens |
| 4 Milk | 14 Teuchters |
| 5 Premier Inn Hub | 15 Boots |
| 6 Thomsons | 16 Sainsbury's |
| 7 Point A Hotel | 17 Johnnie Walker |
| 8 Edinburgh International Conference Centre | 18 Waldorf Astoria |
| 9 F45 Gym | |
| 10 Sheraton Grand Hotel & One Spa | |

OCCUPIERS

- | | |
|---|--|
| 1 BDO LLP, Harper McLeod | 7 Phoenix Group |
| 2 Deloitte, Shoosmiths LLP, Shepherd & Wedderburn, Lothian Pension Fund, Dentons, Baillie Gifford | 8 PwC and EY |
| 3 Addleshaw Goddard, JTC (UK) Ltd, Montagu Evans, Broadcom, Resolis, Refinitive, Flow Hospitality | 9 Huawei and Womble Bond Dickinson |
| 4 Lindsays, Motorola, Dalmore Capital, Brockwell Energy, Ciena | 10 Blackrock and Hymans Robertson |
| 5 EYCO, RPS Consulting, Radical Travel Group | 11 Willis Towers Watson and DWF |
| 6 Standard Life | 12 Trip.com and Spaces |
| | 13 St James's Place Financial Advisors |
| | 14 Johnston Carmichael |



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A FULLY
REFURBISHED
BUILDING WITH
IMPRESSIVE
GREEN
CREDENTIALS
▲





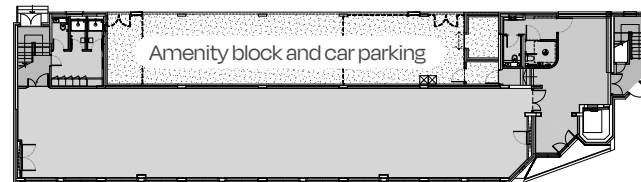
ACCOMMODATION

Canning Exchange is a four-storey modern office block in an established location within the city centre. It is currently being fully refurbished to a Grade A specification.

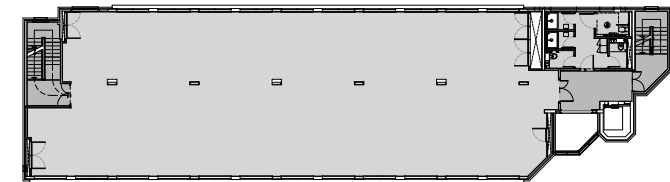
The four floors of office accommodation are available in whole or on a floor-by-floor basis.

Suite	NIA (sq ft)	NIA (sq m)
Ground Floor	2,492	232
First Floor	4,250	395
Second Floor	4,255	395
Third Floor	3,911	363
Total	14,908	1,385

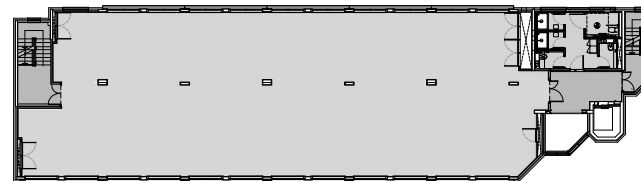
> Ground **2,492** sq ft



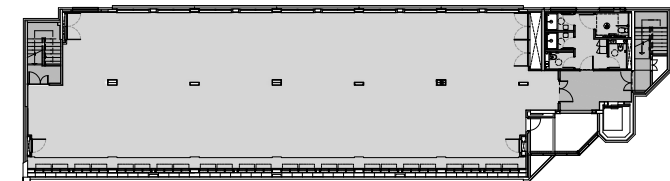
> First **4,250** sq ft



> Second **4,255** sq ft



> Third **3,911** sq ft



SPECIFICATION



COMPREHENSIVELY REFURBISHED BUILDING WITH ENLARGED RECEPTION AREA AND FULL HEIGHT ATRIUM PROVIDING EXCELLENT NATURAL LIGHT



COMPLETELY REFURBISHED WC'S, WITH SHOWERS AND LOCKERS ON EVERY FLOOR



NEWLY CREATED FEATURE ENTRANCE EXTERNALLY



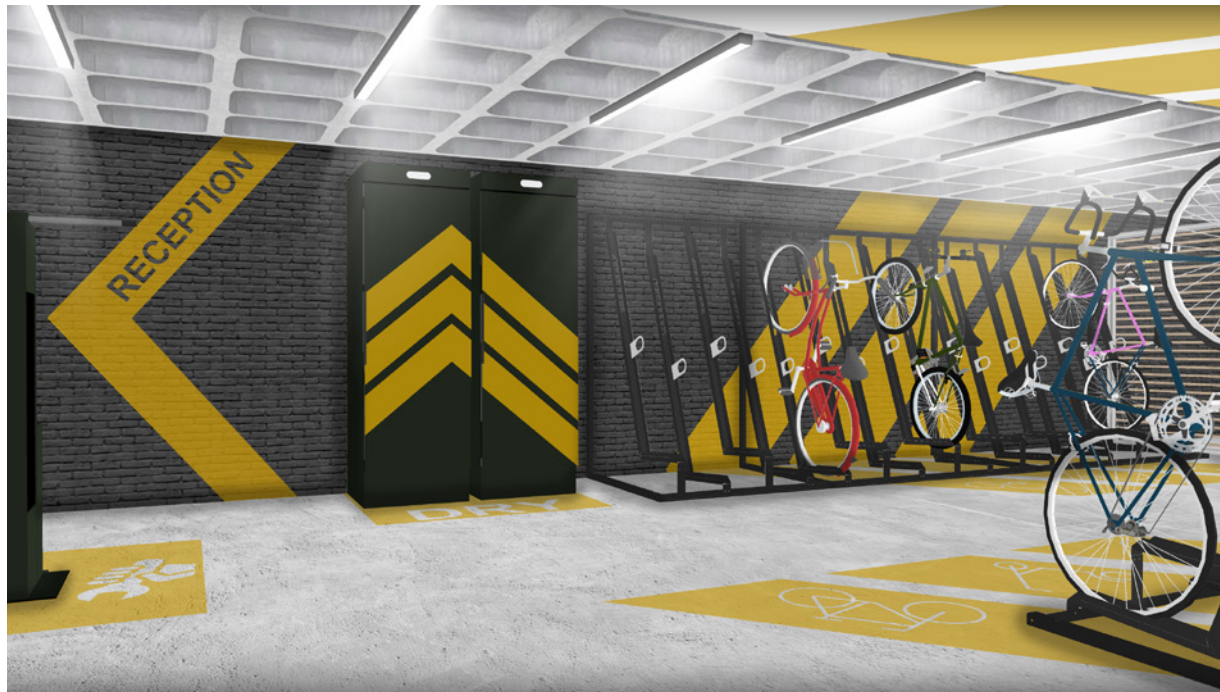
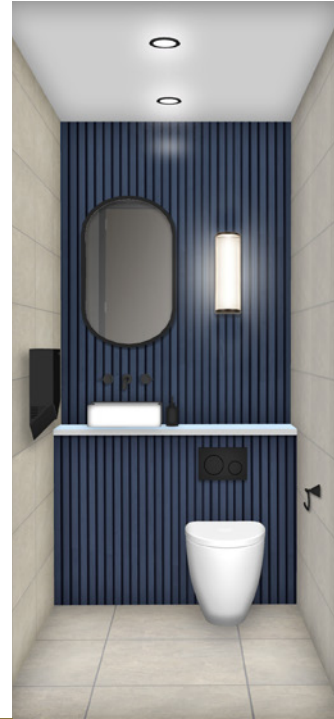
ALL OFFICE AREAS WITH RAISED ACCESS FLOORING, FULLY CARPETED AND ENHANCED CEILING HEIGHTS



NEW BIKE STORE, DRYING LOCKERS & REPAIR STATION TO ACCOMMODATE 32 CYCLES



5 COVERED CAR PARKING SPACES WITH EV CHARGING



FULLY ELECTRIC BUILDING WITH NEW VRF AIR CONDITIONING & HEATING SYSTEM THROUGHOUT. INTELLIGENT CONTROLS



NEW LIFT INSTALLED WITH HIGH QUALITY NATURAL EFFECT FINISHES AND MODERN LIGHTING



NEW AIR HANDLING PLANT WITH 100% FRESH AIR TO OFFICES. VENTILATION DESIGNED FOR 1:10SQ M



HIGHLY EFFICIENT LED LIGHTING WITH INTELLIGENT DALI OPEN PROTOCOL CONTROL SYSTEM



NEW FIRE ALARM SYSTEM, CCTV, ACCESS CONTROL AND INTRUDER ALARM



MINIMUM GRADE 'A' EPC FORECAST. NET ZERO CARBON BUILDING IN OPERATION



LEASE TERMS

The subjects are available on full repairing and insuring terms for a period to be agreed. Further information is available from the sole letting agents.

SERVICE CHARGE

A service charge will be applicable for the maintenance, upkeep and running of the common parts of the property. Further details are available on application.

EPC

A new EPC will be commissioned on completion of the works and an 'A' rating is forecast.

VAT

The building is elected for VAT, therefore VAT will be payable on the rent and service charge.

RATEABLE VALUE

The total rateable value of the office space as of April 2023 is £258,650. For more information please contact Lothian Valuation Joint Board on 0131 344 2500 or enquiries@lothian-vjb.gov.uk

CONTACTS

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