

TO LET

- Grade A office
- Top Floor Suite
- Prime Location
- Fully Fitted
- Roof Terrace

1,526 sq ft (141.77 sq m)

Galbraith

ATHOLL EXCHANGE

6 CANNING STREET
EDINBURGH, EH3 8EG



Location

Atholl Exchange occupies a prominent position on Canning Street within the heart of Edinburgh's Exchange Business District. The location is highly accessible, being only a few minutes' walk from Princes Street and the city centre.

Transport links are excellent from the building with Haymarket railway station a five minute walk, the Shandwick Place tram stop a one minute walk and numerous bus stops in the area. The main road network is easily accessible with access to the Western Approach (Edinburgh's fast link dual carriage way) under 100m from the building.

There is a wealth of amenities in the area from shops to bars and restaurants including Pret A Manger, Starbucks, Brew Dog and Boots within walking distance. Office occupiers on Canning Street include Atkins, Mott MacDonald, Addleshaw Goddard and Lindsays.

Description

Atholl Exchange is a modern open plan office building accessed via a secure entry phone system, which gives access to the main entrance with all floors served by the passenger lift.

The offices are of a high specification, including:

- 4 pipe fan coil air conditioning
- Raised access floor/metal suspended ceiling with VDU lighting
- Secure entry system on main door and each suite
- 8 person passenger lift
- Fully demised WC facilities on each suite (possibility to add shower facilities)
- Bike rack to the rear of the building
- Roof Terrace

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following Net Internal Areas:

Floor	sq m	sq ft
Fourth	141.77	1,526

IPMS 3 available upon request.

Rates

The office has the following rateable value and rates payable:

Floor	Rateable Value	Rates Payable 2019/2020
Fourth	£30,600	£14,994

Terms

The floor is available on the basis of a sub-let or assignment until 31 July 2021. Alternatively a longer lease is available direct from the Landlord.

Energy Performance Certificate

The building has an EPC rating of "E".

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

Viewing and further information

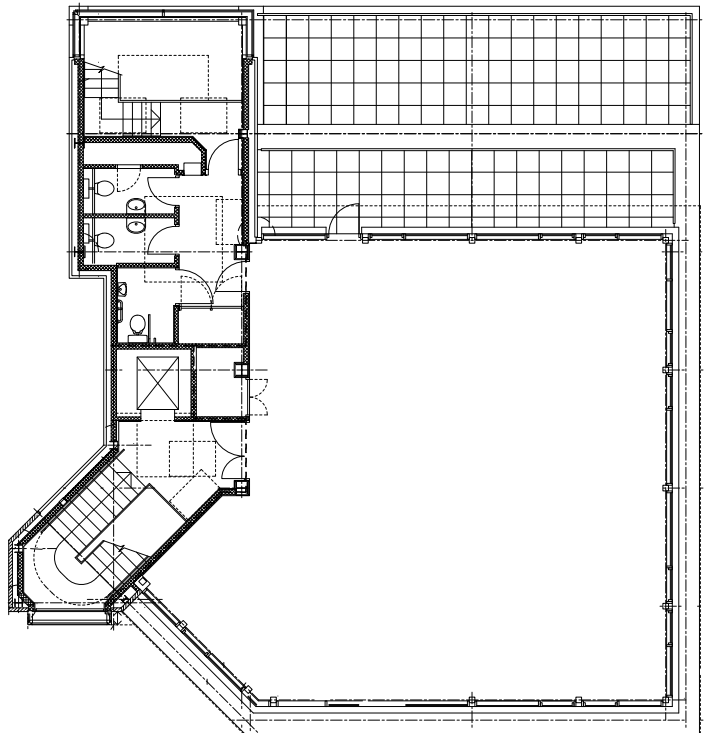
Please contact the joint letting agents:

Galbraith

Jamie Addison-Scott
0131 240 2287
jamie.addison-scott@galbraithgroup.com

CADENCE CPC

Scott Simpson
0141 370 4764
scott@cadencecpc.co.uk



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