

EXCHANGE TOWER

19 CANNING STREET, EDINBURGH, EH3 8EH
OPEN PLAN OFFICES TO LET

SECOND FLOOR SUITES
FROM 206.7 SQ M - 532 SQ M
(2,225 SQ FT - 5,725 SQ FT)

2



Accommodation

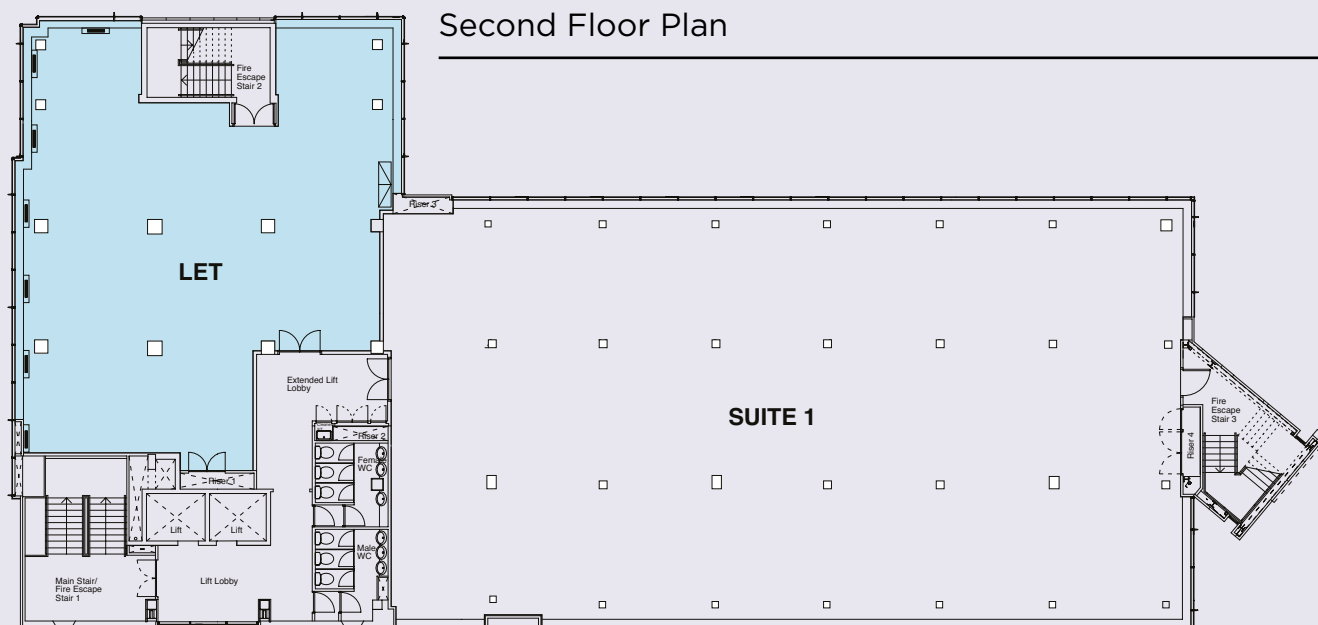
The suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extend to:

SUITE	SQ M	SQ FT	EPC
Suite One	532	5,725	E
Suite Two	LET		

Specification

- Full raised access floor with floorboxes already cabled for power and data (Cat 5E)
- New carpets throughout
- New suspended ceiling and recessed fluorescent lights
- 4-pipe fan coil air conditioning and perimeter heating
- Water and drainage points already installed for ease of tenant's kitchen fitout
- Male and Female toilets on each floor
- Designated car parking
- Bicycle Racks

Second Floor Plan



Quoting Terms

Consideration will be given to leases of five years and upwards, further information on quoting terms is available from the joint letting agents.

Rateable Value

The subjects have a Rateable Value of £126,750.

The current commercial rate poundage for 2014/2015 is 48.2p

VAT

All terms quoted are exclusive of VAT.

VIEWING & FURTHER INFORMATION

For further information for viewing and inspection of the property and on lease and rental terms are available by contacting the joint letting agents:

Allan Matthews / Camille Casey



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Edinburgh
EH2 3AH

T: 0131 469 7666

Email: allan.matthews@cbre.com

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