

# EXCHANGE TOWER

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

**ENTIRE THIRD FLOOR**  
8,047 SQ FT (747.6 SQ M)

# 3



## Accommodation

The floor has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to:

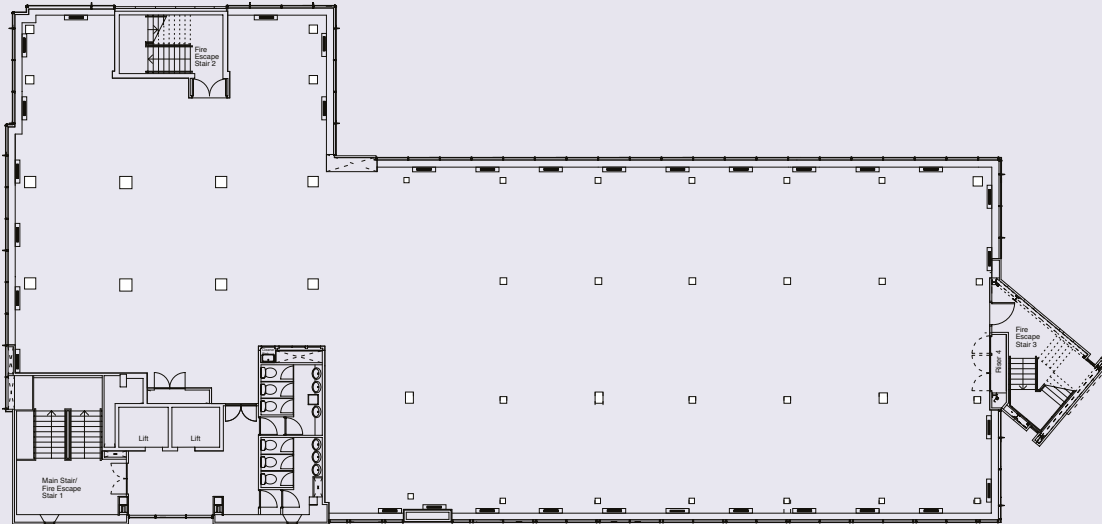
SUITE	SQ M	SQ FT	EPC
3rd Floor	747.6	8,047	E

## 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

## Third Floor Plan

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### 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 £183,750.  
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**



7 Castle Street  
Edinburgh  
EH2 3AH

T: 0131 469 7666

Email: [allan.matthews@cbre.com](mailto:allan.matthews@cbre.com)  
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## EXCHANGETOWER-EDINBURGH.CO.UK

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