

OFFICE TO LET



Canning Mews

@ 22 Canning Street
Edinburgh
EH3 8EG

TO LET

High profile open-plan office space in Edinburgh's Prime Business District.

A unique opportunity to secure a contemporary open-plan office space in Edinburgh's West End.



CANNING STREET

signage

CANNING MEWS

CGIs are for illustrative purposes only

Highlights

CGI showing indicative layout

- + 2,357 sq ft (219 sqm) of defurbished, **open-plan office** accommodation
- + Arranged over ground floor level with a **feature mezzanine meeting area** and large windows on north and south elevations giving **fantastic levels of natural daylight**
- + Strong **external branding** opportunities
- + **5-minute walk** to Exchange District, Haymarket Development and Princes Street
- + **2-minute walk** to West End Tram and bus stops and **5-minute walk** to Haymarket train station
- + **Retail, restaurants, hotels** and **gyms** all within the immediate locality
- + **Private car parking** available nearby & on-site **secure bike storage**
- + Projected **EPC A** rating
- + Fully **DDA** Compliant
- + **Available for occupation in Summer 2024**

Location

Vibrant and historic area in the heart of Edinburgh.

Edinburgh's West End is known for its blend of traditional and modern architecture. With an excellent mix of office buildings, high street and boutique retailers, restaurants and leisure facilities, Edinburgh's West End is the city's premier business district.

The West End also benefits from its central location, making it easily accessible for both residents and visitors. With good transport links and a thriving community, it provides a dynamic environment for networking and collaboration.

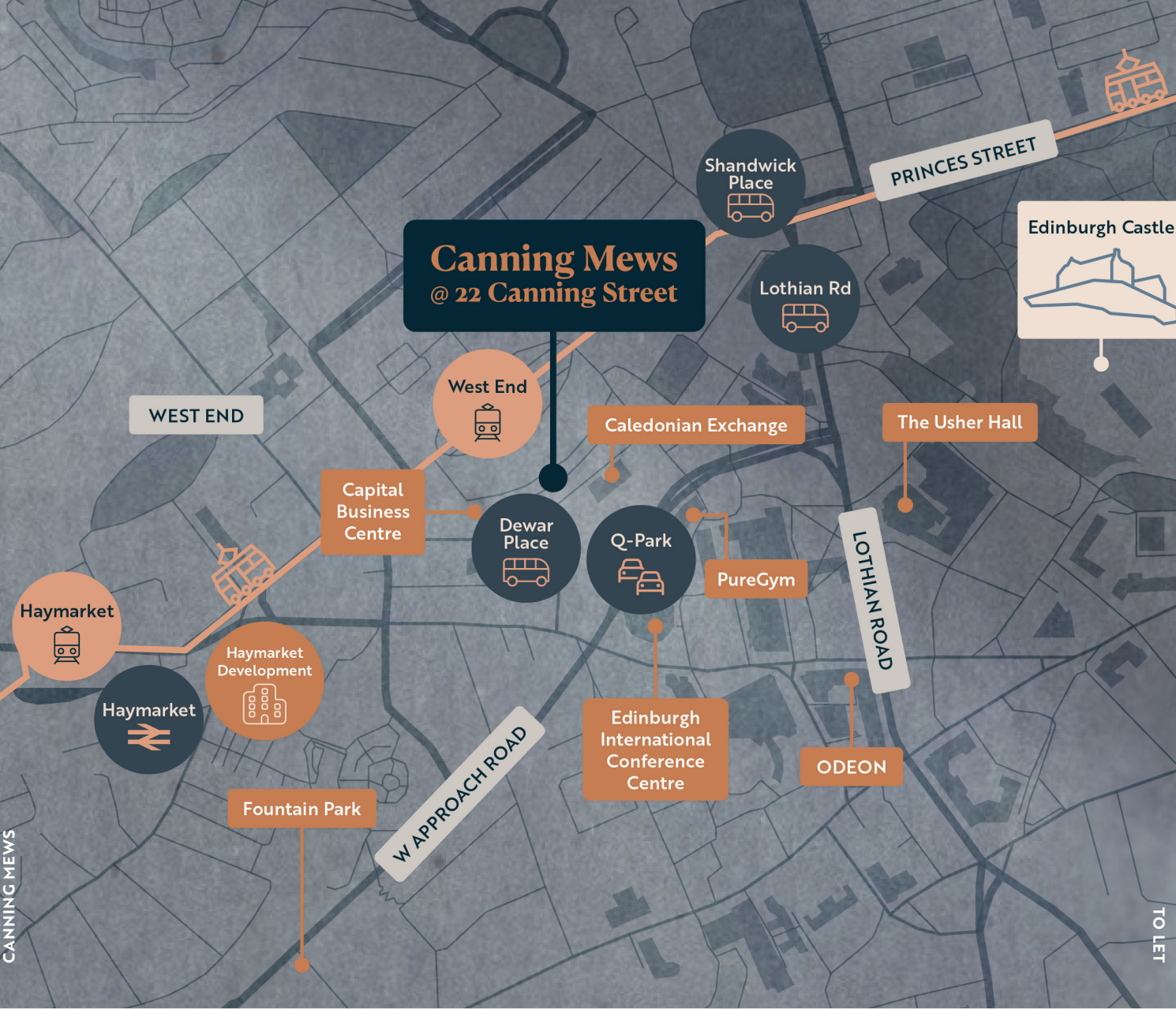


More specifically, the property is prominently located on Canning Street which connects Princes Street/Shandwick Place with Edinburgh's Exchange District. The immediate surroundings are home to attractive residential mews properties and modern commercial spaces – adjacent occupiers include Atkins, Voco Hotel, Addleshaw Goddard, Motorola and Broadcom.

Canning Mews, are in the immediate vicinity of Rutland Square, Shandwick Place and Edinburgh West End Tram stop and are also within a 5 minute walk of the New Haymarket Development and Princes Street.

CONNECTIVITY	MILES
West End Tram Stop	0.1
Edinburgh's Financial District	0.1
Princes Street	0.4
Haymarket Train Station	0.4
Edinburgh Waverley Train Station	1





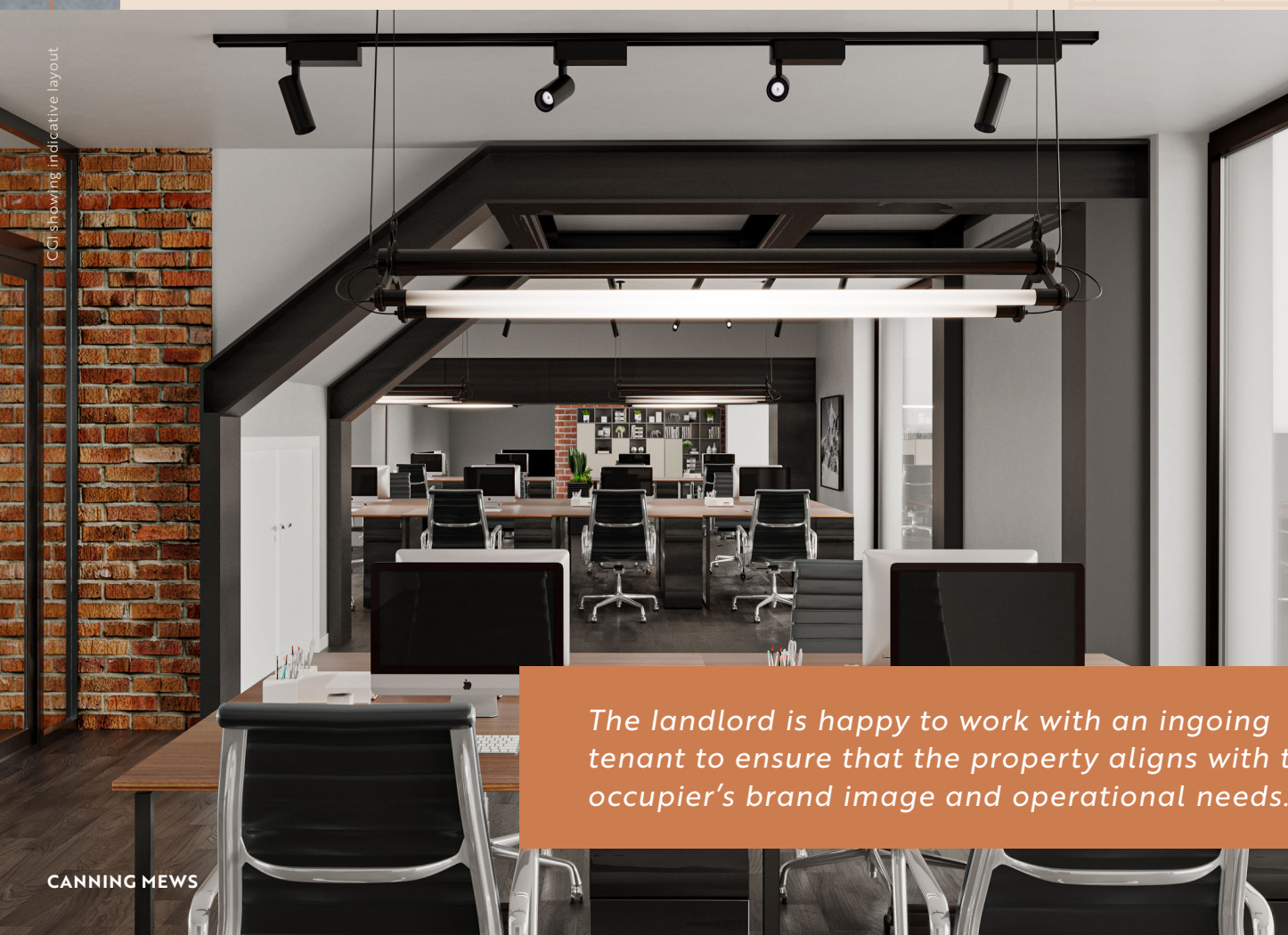
Description

One of the most flexible office spaces currently available in the West End of Edinburgh

Our client is currently undertaking an exciting new development on Canning Street/Canning Street Lane which will feature the redevelopment of existing mews buildings to offer a unique, open plan work space. The property configuration is flexible, but will be of an open plan nature with a mixture of stunning meeting rooms, as well as staff breakout spaces.

Planning Reference No: 22/05113/VARY.

Heightened gable glazing on both sides of the property combined with an open plan layout floods the space with natural light, making the property one of the brightest and most flexible office spaces currently available in the West End of Edinburgh.



CGI showing indicative layout

The landlord is happy to work with an ingoing tenant to ensure that the property aligns with the occupier's brand image and operational needs.



Specification

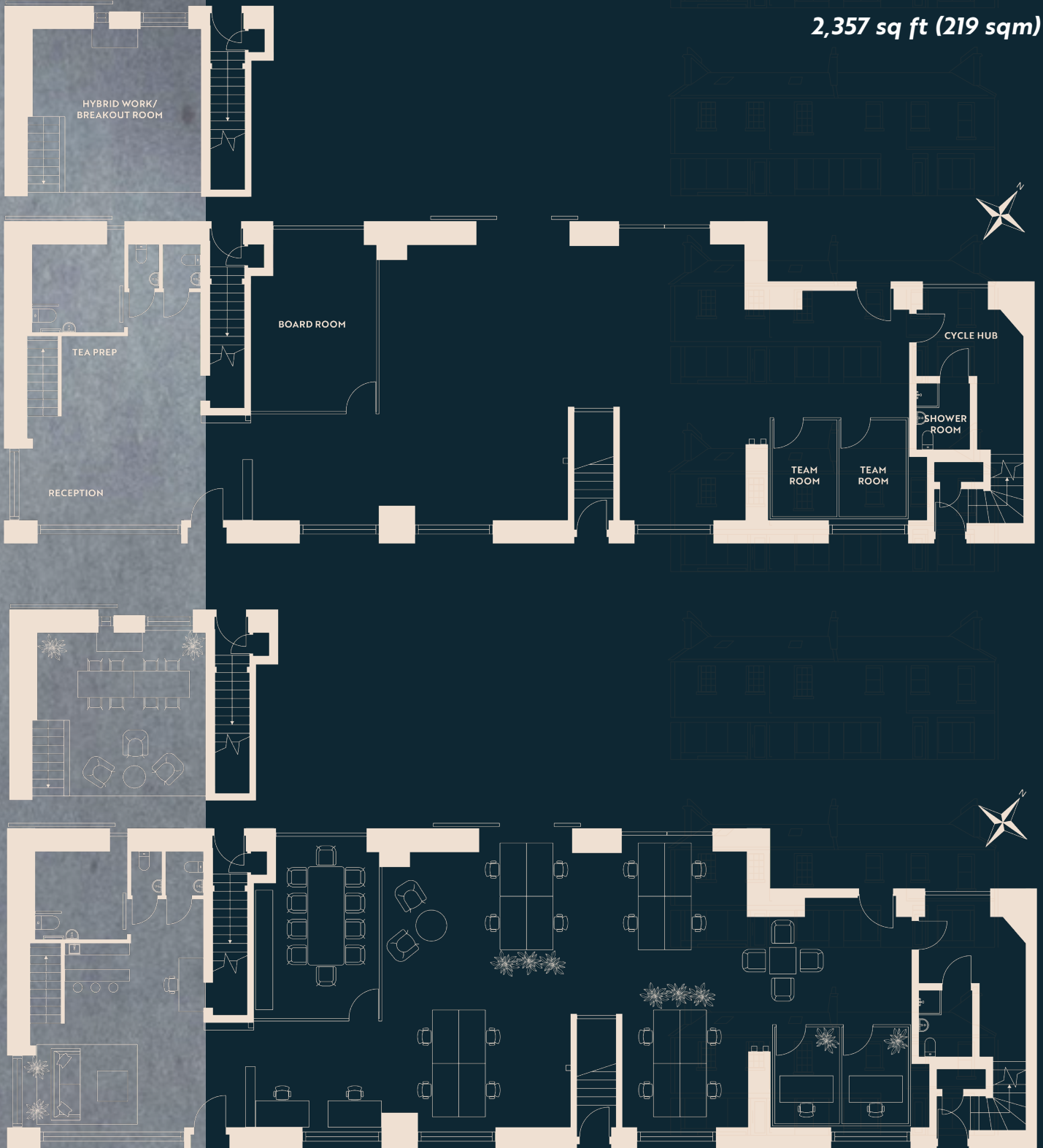
The property is currently in shell condition, but will offer the following specification on completion:

- + Bike Storage
- + Fully cabled with floor boxes and perimeter power
- + Male and female shower facilities
- + CAT 6 data
- + New, highly energy efficient "all electric" VRF heating & cooling system
- + External Up-Lighting installed on cladding

Accommodation

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following floor areas:

2,357 sq ft (219 sqm)



Information

RATES

To be Assessed upon entry.

RENT

Rent on application.

ENTRY

The property is available for entry in Summer 2024.

SERVICE CHARGE

The property is self-contained; therefore a service charge budget will not be applicable.

LEGALS

Each party will bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and the registration dues incurred in this transaction.

EPC

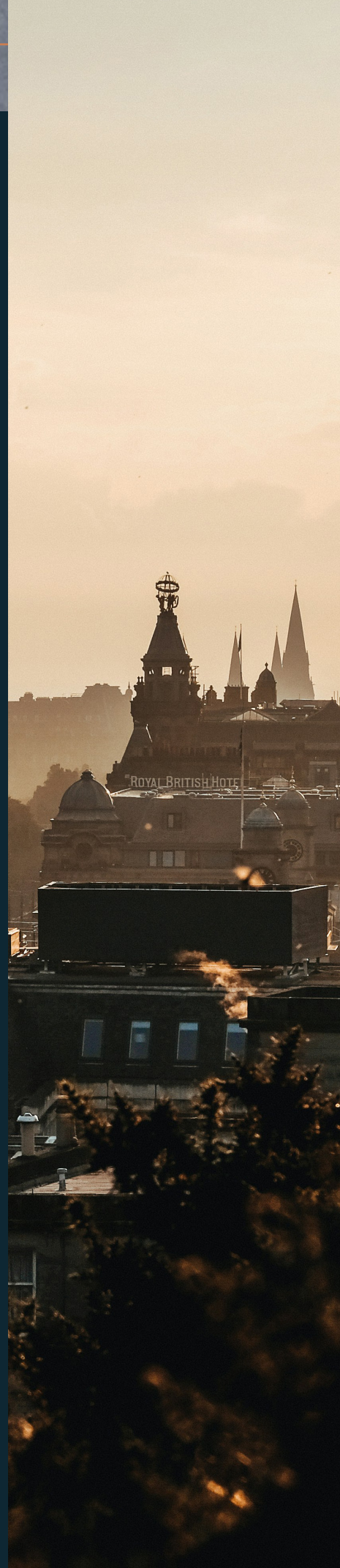
Our client is working with a sustainability specialist with the expectation to achieve an EPC rating of A.

LEASE TERMS

The property is available to lease on a Full Repairing and Insuring basis on lease terms to be agreed.



indicative layout





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Agents

For more information please contact:

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