



TO  
LET

# 4TH FLOOR EXCHANGE TOWER

MODERN, BRIGHT  
OFFICE SUITE IN PRIME  
WEST END LOCATION  
**4,933 SQ FT**

19 CANNING STREET  
EDINBURGH  
EH3 8EG

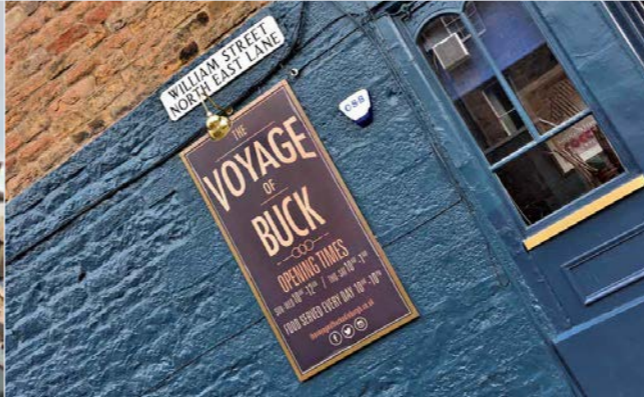
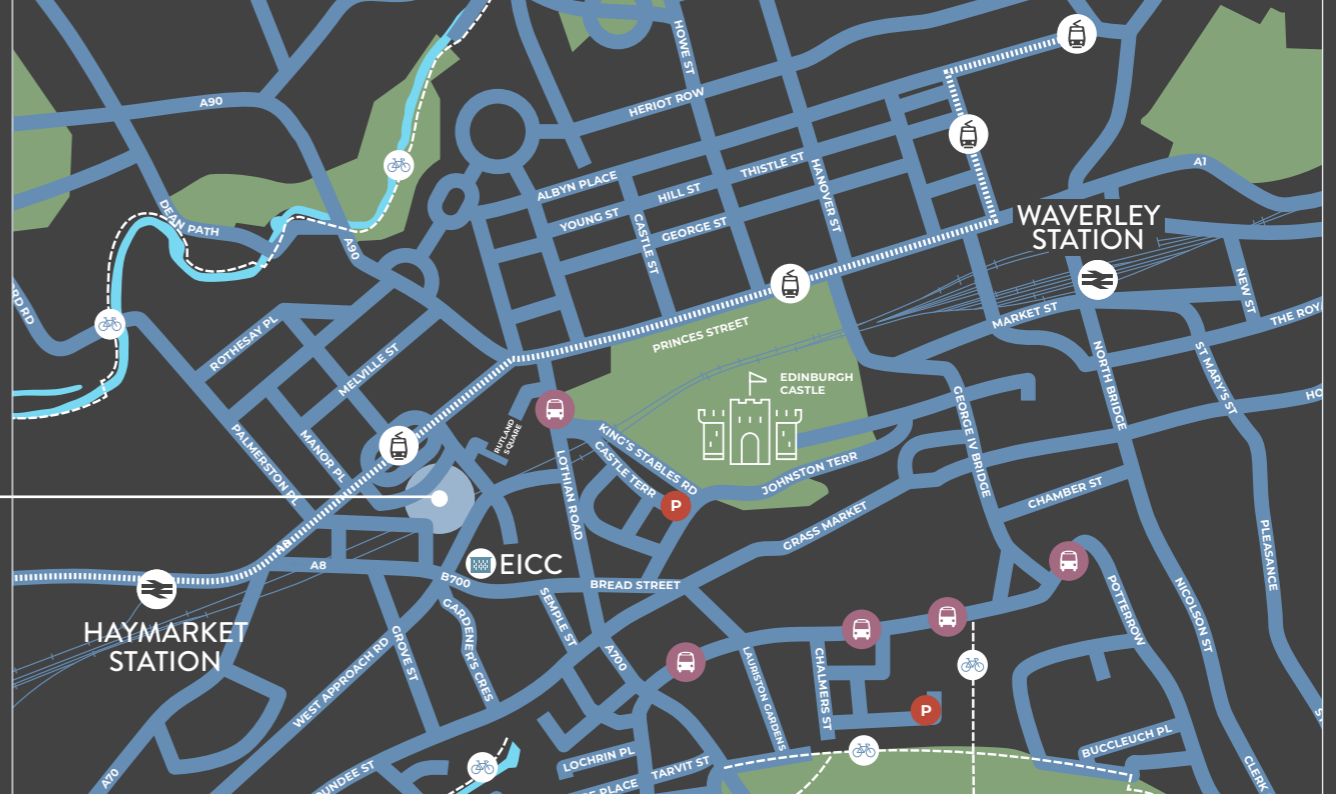
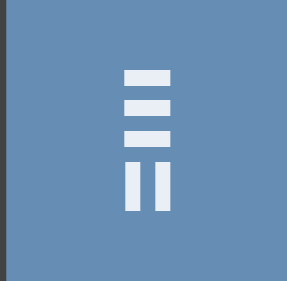




# LOCATION

Exchange Tower stands prominently within Edinburgh's vibrant Exchange District, offering convenient access to buses, trams and trains. The West End tram stop and closest bus stops are within a 2 minute walk, whilst Princes Street is reachable in just 5 minutes. Waverley Station is within a 20 minute walk and Haymarket Station in just 8 minutes.

The location also boasts an array of amenities, including restaurants, coffee shops, bars and shops nearby. Usher Hall and the Edinburgh International Conference Centre are situated just around the corner, as well as upscale hotels in close proximity. Sheraton Spa and PureGym are available within a 4-minute walk.





# DESCRIPTION

Exchange Tower is an all-electric building with bright and contemporary open plan office space available on the 4th floor.

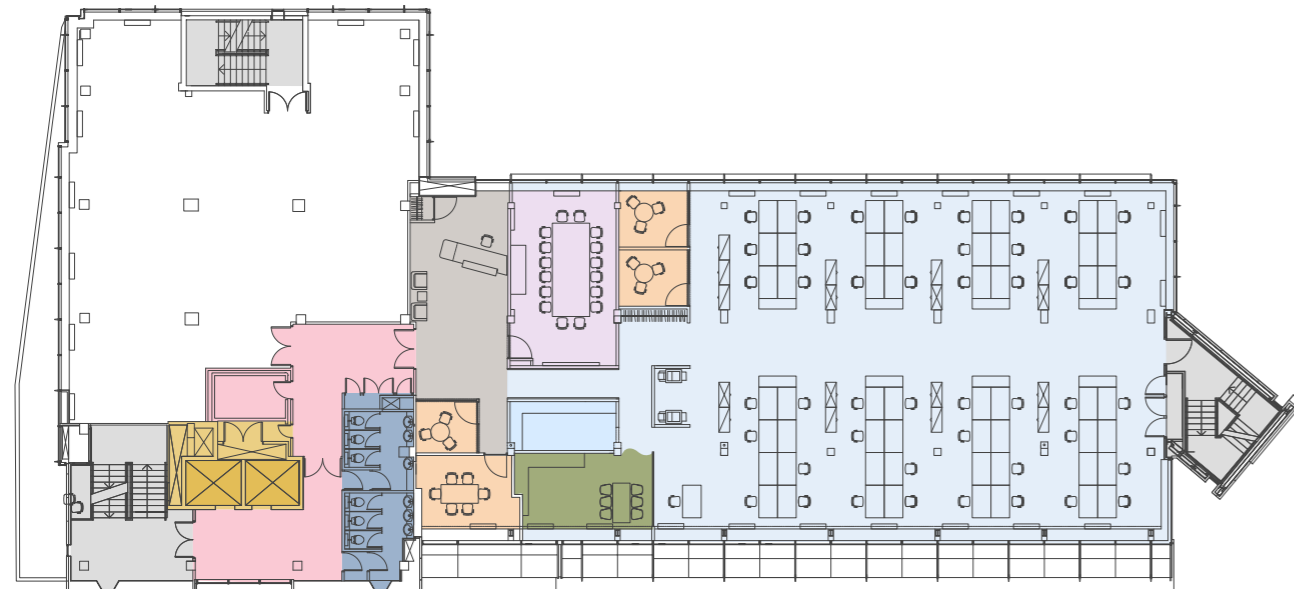
- One designated, secure car parking space available
- Existing high quality fit out and furnishings
- Furniture can be included by separate negotiation, inventory and price to be agreed
- Kitchen facilities
- Full raised access floors
- Carpeted throughout
- VRF air conditioning
- Each floor has male and female WCs
- Shower facilities
- Bicycle racks
- EPC rating of A

# ACCOMMODATION

The suite extends to **4,933 sq ft (465 sq m)**.

- Open plan office
- Board room
- Reception
- Meeting rooms
- Tea prep
- Toilet
- Lobby
- Lifts
- Core

## ALL-ELECTRIC BUILDING WITH BRIGHT AND CONTEMPORARY OPEN PLAN OFFICE SPACE









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## LEASE TERMS

We are seeking to dispose of our client's remaining lease term by way of a sub-lease or assignment. The lease expires on 31/07/2027. The tenant benefits from a service charge cap.

## ENTRY

Entry to the premises can be granted immediately.

## RENT

On application.

## RATES

This Premises has a current rateable value of £119,500. Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT.

## VAT

VAT will be charged on rent and service charge at the prevailing rate.

## SERVICE CHARGE

The latest service charge estimation is available from the letting agents.

## EPC

The Property has an EPC rating of A.

## VIEWINGS & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

### Nick White

M 07786 171 266

E nick@cuthbertwhite.com

### James Metcalfe

M 07786 623 282

E james@cuthbertwhite.com



4TH  
FLOOR  
EXCHANGE TOWER

Cuthbert White for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Cuthbert White has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Date of preparation - May 2024. Designed by www.thefifthhouse.co.uk

