



TO LET

1ST FLOOR - 2,377 SQ FT (220.83 SQ M)

PRELIMINARY DETAILS PENDING REFURBISHMENT

ATHOLL EXCHANGE,
6 CANNING STREET,
EDINBURGH, EH3 8EG

OFFICE

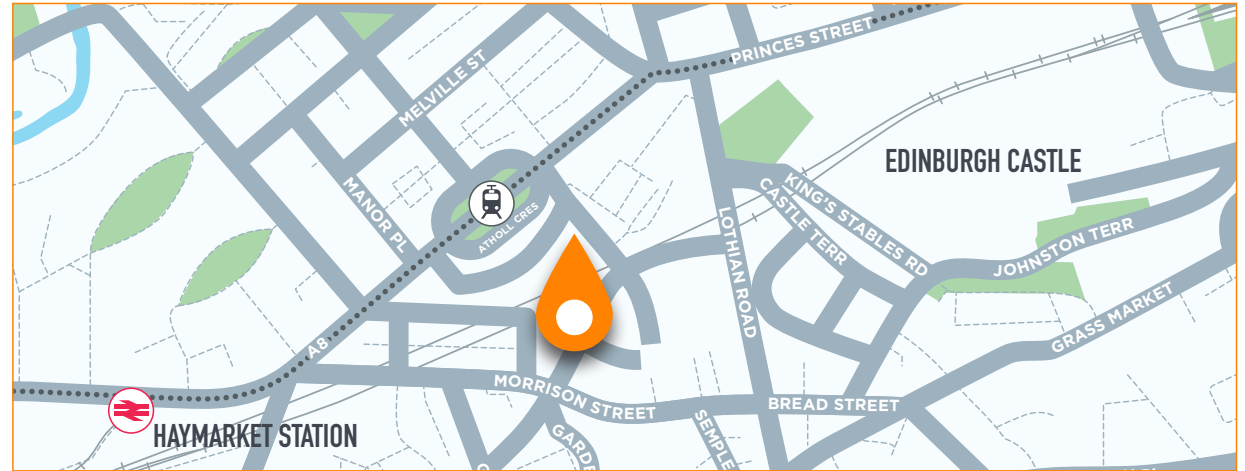
galbraithgroup.com

LOCATION & SITUATION

Atholl Exchange is situated within the Exchange District, one of Edinburgh's most established financial and professional office locations. It is home to a variety of businesses including Story UK, Gillespie MacAndrew, Lindsays and Dalmore Capital.

Atholl Exchange benefits from excellent transport links; the West End tram stop is a 2 minute walk away and Haymarket Train Station is a 9 minute walk.

The Edinburgh International Conference Centre, Sheraton Grand Hotel and Caledonian Hotel are all within 250m of Atholl Exchange. Edinburgh's West End is a short distance away and provides a variety of amenities.











DESCRIPTION

Atholl Exchange is a striking, modern steel framed corner office building arranged over basement, ground and 4 upper floors. The building is all - electric and benefits from a full height atrium providing excellent natural light into the reception area.

The available suite is on the first floor and provides open plan accommodation in a high-quality working environment with natural light on three elevations. The suite will be fully refurbished including a new VRF air conditioning system.

The accommodation benefits from the following specification:

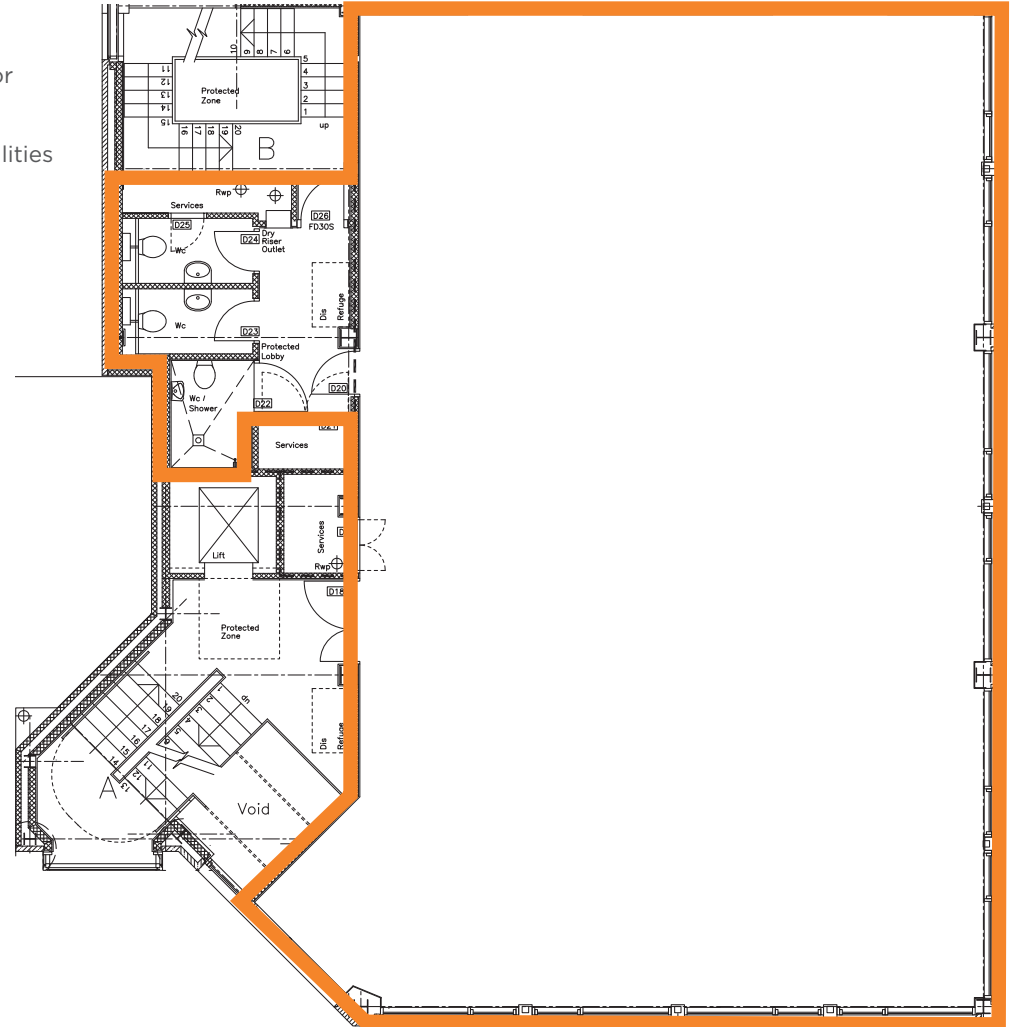
-  LED lighting
-  Secure bike storage
-  Raised access floor
-  Lift access
-  Secure entry system
-  Demised WCs facilities
-  1 car parking space available by separate negotiation
-  DDA Compliant



ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) with the net internal area calculated as follows:

1st Floor - 2,377 sq ft / 220.83 sq m



SERVICE CHARGE

The building is managed and common areas maintained via a service charge. Full information can be provided to interested parties.

RATEABLE VALUE

The rateable value of the first floor office space as of April 2023 is £57,000.

For more information please contact Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

CAR PARKING

One covered car parking space is available by separate negotiation and is located to the rear of the building.

VAT

VAT will be applicable.

EPC

A-11

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

ENTRY

On completion of legal formalities.

LEASE TERMS

The premises will be offered on Full Repairing and Insuring terms. For further information, please contact the sole letting agents.

FURTHER INFORMATION

For further information please contact the sole letting agents:

David Stevenson
07917 424 363
david.stevenson@galbraithgroup.com

18 George Street
Edinburgh
EH2 2PF

T: 0131 240 6960

[galbraithgroup.com](https://www.galbraithgroup.com)

Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number SO300208 with registered address 4th Floor, 18 George Street, Edinburgh, EH2 2PF.

Date of publication: March 2025.

Produced by Designworks.