



Ground Floor Canning Exchange, 10 Canning Street, Edinburgh EH3 8EG

TO LET

Modern open plan offices with high quality fit out

**2,492 Sq Ft
(232 Sq M)**

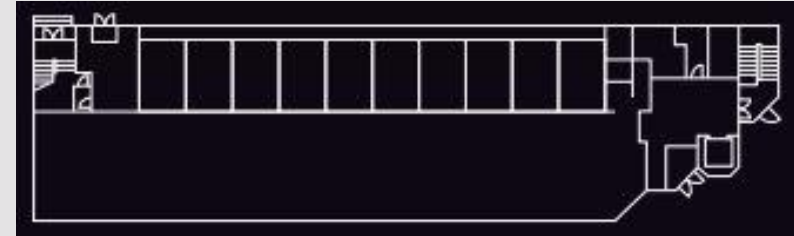
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DESCRIPTION

Canning Exchange is 3 storey modern office building located within the west side of the Exchange, in close proximity to Princes Street with numerous transport and amenity options available nearby.

The ground floor office is available to let which benefits from an attractive existing fit out and high quality specification including raised floors with power and data, suspended ceiling and modern lighting, air conditioning and a good car parking ratio.

- ✓ High Quality Fit Out
- ✓ Car Parking
- ✓ Lift Access
- ✓ Air Conditioning
- ✓ Kitchen/ Staff Break Out
- ✓ Reception
- ✓ Open plan with meeting rooms



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	2,492	232
Total	2,492	232

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The Rateable Value is £39,600 equating to Rates payable of £7.78 sq ft assuming rates payable of 49p in the pound.

TERMS

The ground floor is available on a sub-lease expiring 3rd January 2024. A longer term can be made available in conjunction with the landlord.



BE BASH
BE BASH
BE BASH

Making recycling easy

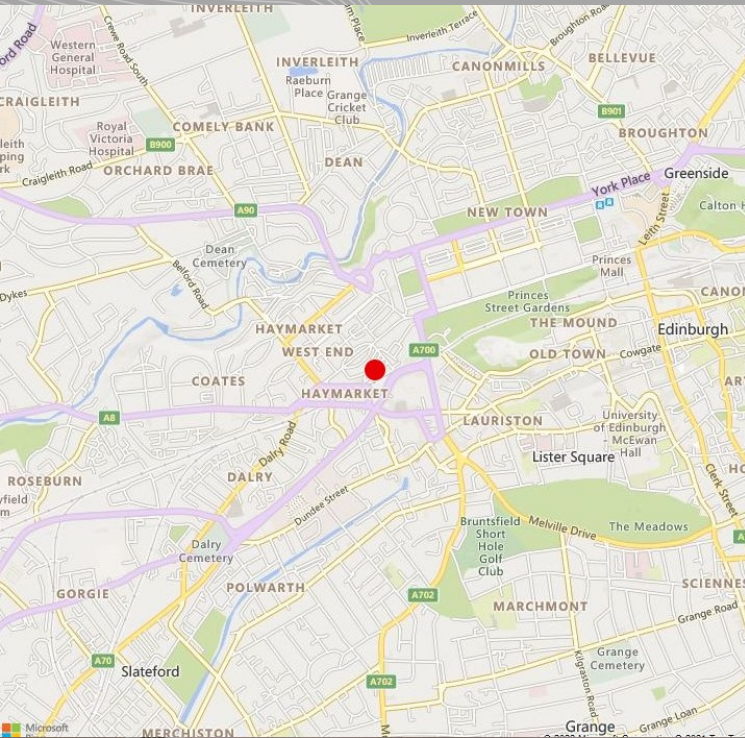
What goes in

What goes in

Recycle your materials here

Put your bin here

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LOCATION

Canning Exchange is located within the west side of the Exchange, in close proximity to Princes Street, Lothian Road and their retail and leisure amenities, as well as the traditional office core of the West End, Charlotte Square and George Street. It is also a short distance from the tram line, with a tram stop located on Shandwick Place.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 16-Jun-2022