



CANNING EXCHANGE

TO LET
2,311 SQ FT TO
13,797 SQ FT

10 CANNING STREET | EDINBURGH | EH3 8EG





▼

A FULLY
REFURBISHED
OFFICE BUILDING
IN THE HEART OF
EDINBURGH
CITY CENTRE

▲

▼

A FULLY
REFURBISHED
BUILDING WITH
IMPRESSIVE
GREEN
CREDENTIALS

▲



SPECIFICATION



COMPREHENSIVELY
REFURBISHED BUILDING WITH
ENLARGED RECEPTION AREA AND
FULL HEIGHT ATRIUM PROVIDING
EXCELLENT NATURAL LIGHT



COMPLETELY REFURBISHED
WC'S, WITH SHOWERS AND
LOCKERS ON EVERY FLOOR



NEWLY CREATED
FEATURE ENTRANCE
EXTERNALLY



ALL OFFICE AREAS WITH RAISED
ACCESS FLOORING, FULLY CARPETED
AND ENHANCED CEILING HEIGHTS



NEW BIKE STORE,
DRYING LOCKERS
& REPAIR STATION
TO ACCOMMODATE
32 CYCLES



5 COVERED CAR
PARKING SPACES
WITH EV CHARGING



FULLY ELECTRIC BUILDING WITH
NEW VRF AIR CONDITIONING &
HEATING SYSTEM THROUGHOUT.
INTELLIGENT CONTROLS



NEW LIFT INSTALLED WITH HIGH
QUALITY NATURAL EFFECT
FINISHES AND MODERN LIGHTING



NEW AIR HANDLING
PLANT WITH 100%
FRESH AIR TO OFFICES.
VENTILATION DESIGNED
FOR 1:10SQ M



HIGHLY EFFICIENT LED LIGHTING
WITH INTELLIGENT DALI OPEN
PROTOCOL CONTROL SYSTEM



NEW FIRE ALARM SYSTEM,
CCTV, ACCESS CONTROL
AND INTRUDER ALARM



GRADE 'A' EPC
NET ZERO CARBON
BUILDING IN OPERATION



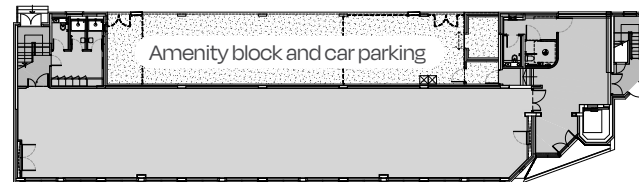
ACCOMMODATION

Canning Exchange is a four-storey modern office block in an established location within the city centre. It is currently being fully refurbished to a Grade A specification.

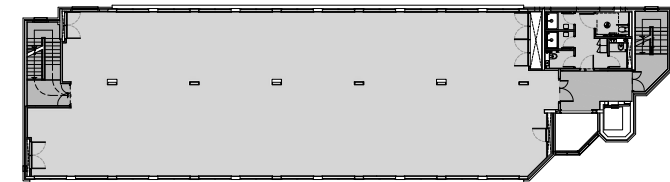
The four floors of office accommodation are available in whole or on a floor-by-floor basis.

Suite	NIA (sq ft)	NIA (sq m)
Ground Floor	2,311	215
First Floor	3,891	362
Second Floor	Let	
Third Floor	3,704	344
Total	13,797	1,282

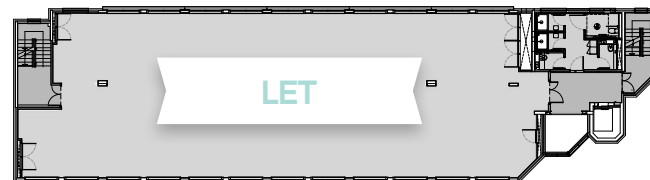
› Ground **2,311** sq ft



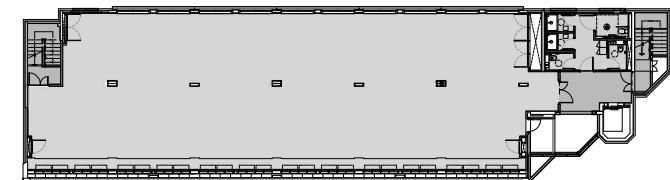
› First **3,891** sq ft



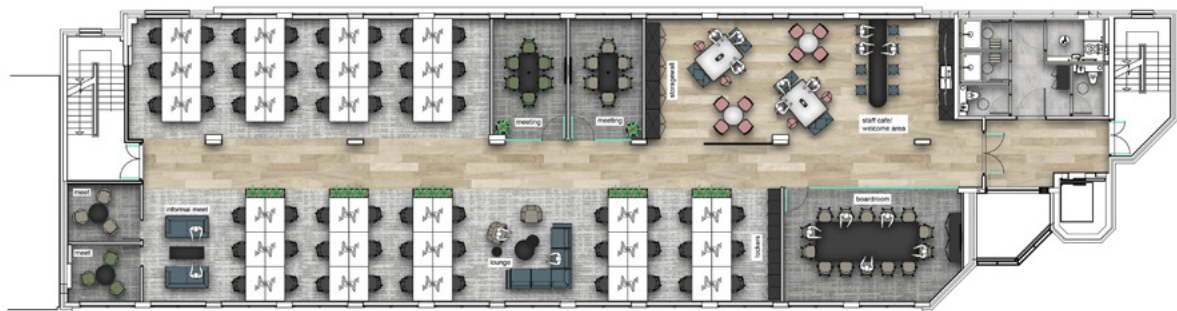
› Second **3,891** sq ft



› Third **3,704** sq ft



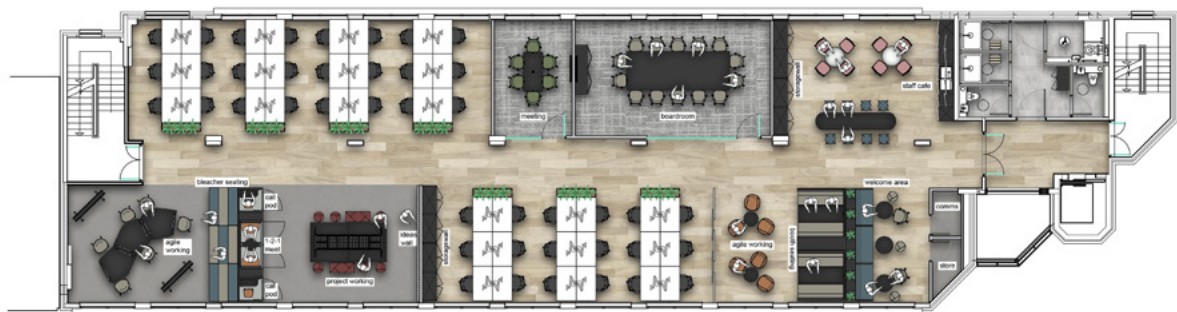
INDICATIVE SPACE PLANNING



➤ PROFESSIONAL SERVICES - 7.5 SQ.M P.P



➤ PROFESSIONAL SERVICES - 8.5 SQ.M P.P



➤ TECH / CREATIVE - 10 SQ.M P.P



➤ AGILE / HYBRID WORKING - 13.5 SQ.M P.P

SUPERB CONNECTIVITY & DOORSTEP AMENITIES

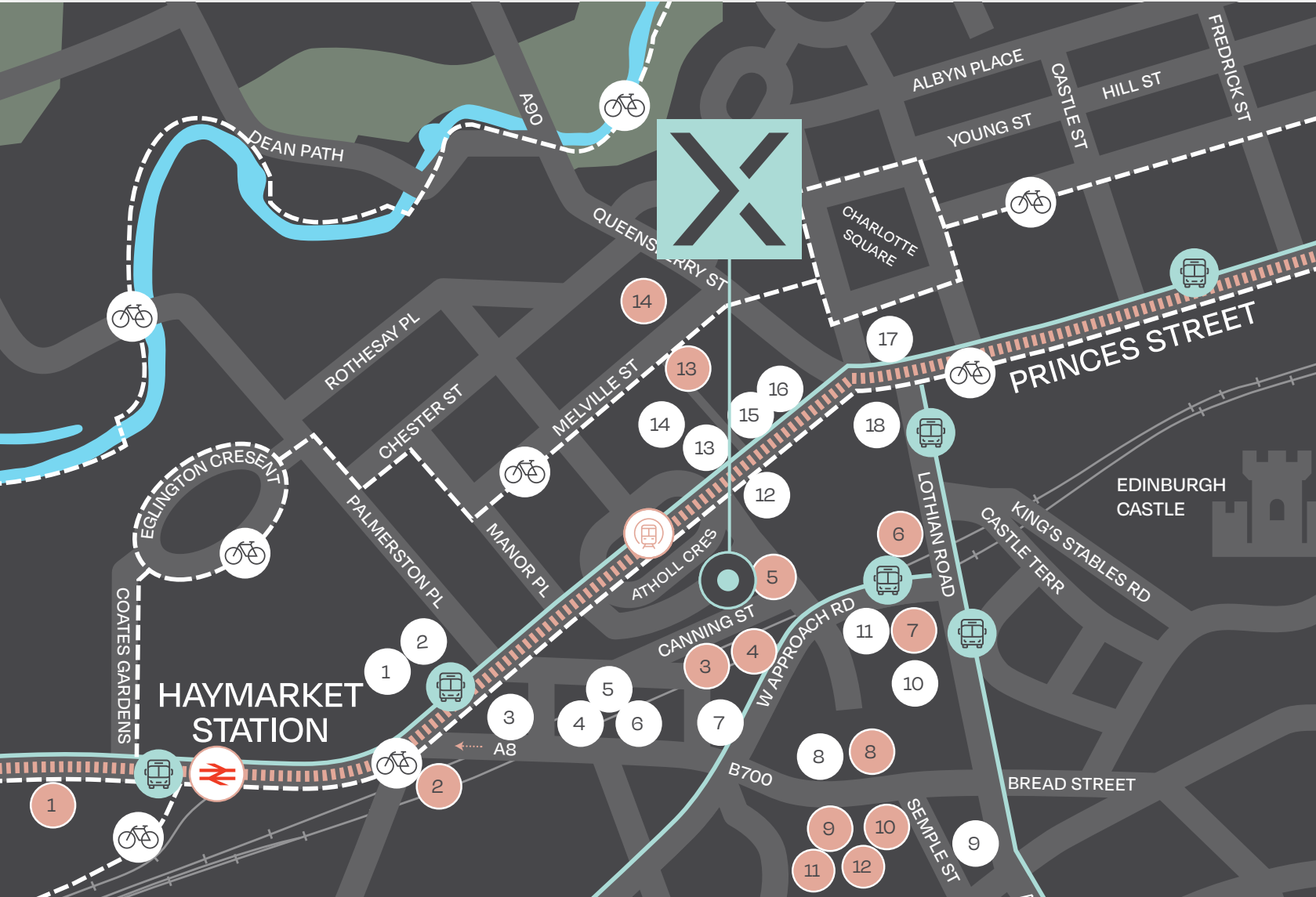


AMENITIES

1 Boots	11 Pedal House
2 Starbucks	12 The Fox and Faun
3 Malones	13 O'Briens
4 Milk	14 Teuchters
5 Premier Inn Hub	15 Boots
6 Thomsons	16 Sainsbury's
7 Point A Hotel	17 Johnnie Walker
8 Edinburgh International Conference Centre	18 Waldorf Astoria
9 F45 Gym	
10 Sheraton Grand Hotel & One Spa	

OCCUPIERS

1 BDO LLP, Harper McLeod	7 Phoenix Group
2 Deloitte, Shoosmiths LLP, Shepherd & Wedderburn, Lothian Pension Fund, Dentons, Baillie Gifford	8 PwC and EY
3 Addleshaw Goddard, JTC (UK) Ltd, Montagu Evans, Broadcom, Resolis, Refinitive, Flow Hospitality	9 Huawei and Womble Bond Dickinson
4 Lindsays, Motorola, Dalmore Capital, Brockwell Energy, Ciena	10 Blackrock and Hymans Robertson
5 EYCO, RPS Consulting, Radical Travel Group	11 Willis Towers Watson and DWF
6 Standard Life	12 Trip.com and Spaces
	13 St James's Place Financial Advisors
	14 Johnston Carmichael



Located in the heart of Edinburgh city centre, Canning Exchange sits immediately adjacent to the Exchange (the city's prime office destination) and the newly emerging Haymarket office district.

The building is surrounded by numerous well known restaurants, cafes, bars and gyms. Haymarket rail station is also within 5 minutes' walk as is the West End tram halt and the city's extensive bus network.

In short, Canning Exchange provides occupiers with the perfect blend of amenity, accessibility and profile.





LEASE TERMS

The subjects are available on full repairing and insuring terms for a period to be agreed. Further information is available from the sole letting agents.

SERVICE CHARGE

A service charge will be applicable for the maintenance, upkeep and running of the common parts of the property. Further details are available on application.

EPC

EPC 'A' rating.

VAT

The building is elected for VAT, therefore VAT will be payable on the rent and service charge.

RATEABLE VALUE

The total rateable value of the office space as of April 2023 is £258,650. For more information please contact Lothian Valuation Joint Board on 0131 344 2500 or enquiries@lothian-vjb.gov.uk

CONTACTS

For further information please contact:

Mike Irvine
07919 918 664
mike.irvine@savills.com

Kate Jack
07815 032 092
kate.jack@savills.com

Peter Fraser
07702 759 149
pfraser@eyco.co.uk

Neil McConnachie
07818 062 736
nmconnachie@eyco.co.uk



Visit
[CANNINGEXCHANGE.CO.UK](https://canningexchange.co.uk)

Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. FEBRUARY 2025
Design by thefifthhouse.co.uk

