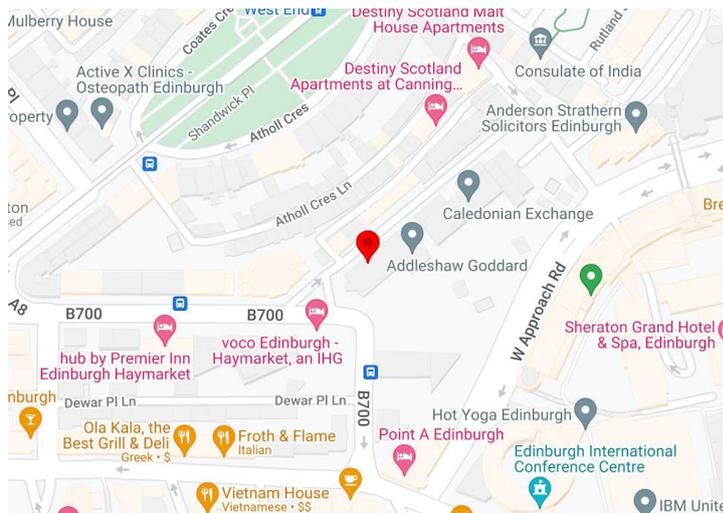


To Let

Exchange Tower offers a fully refurbished and fully electric Grade A working environment in Edinburgh's core city centre.

Exchange Tower, 19, Canning Street, Edinburgh, EH3 8EG



Summary

Business Rates	N/A
Service Charge	£8.17 per sq ft This is exclusive of utilities. The service charge budget year ends on 27th February 2026.
Estate Charge	N/A
EPC	A (8)

Description

EXCHANGE TOWER IS AN ALL ELECTRIC BUILDING SITUATED IN THE HEART OF EDINBURGH'S EXCHANGE DISTRICT

Location

Exchange Tower is superbly located for public transport links, with Princes Street West tram stop less than five minutes walk and Haymarket rail station 500 yards away. Staff amenity is excellent with a number of quality restaurants on Shandwick Place. George Street and Princes Street are also within easy walking distance.

Situated at a prominent corner location, fronting both Canning Street and Torphichen Street, an incoming tenant has an excellent opportunity to create a strong profile.

Accommodation

The following floors are available:

Name	sq ft	sq m	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
12th - 12th Floor	2,711	251.86	£15.47	£8.17	Coming Soon
4th - 4th Floor (West)	4,933	458.29	£15.86	£8.17	Available
2nd - 2nd Floor (West)	5,705	530.01	£15.78	£8.17	Coming Soon
1st - 1st Floor	8,181	760.04	£15.99	£8.17	Coming Soon
Ground - Grd (East)	1,378	128.02	On Application	£8.17	Coming Soon
Ground - Grd (West)	3,853	357.96	On Application	£8.17	Coming Soon
Total	26,761	2,486.18	£15.78	£8.17	

Specification

Exchange Tower offers a high quality specification which includes

- VRF air conditioning systems for each suite
- Full raised access floors with floorboxes and high quality carpet
- Metal suspended ceiling with recessed LED light fittings
- Reconfigured, refurbished and enlarged reception area

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