

# TO LET

1st Floor, Atholl Exchange, 6 Canning St  
Edinburgh EH3 8EG

- ▶ 2,370 sq ft
- ▶ Existing fit out
- ▶ Available immediately
- ▶ 1 car space



## LOCATION

Atholl Exchange is situated within Edinburgh's Exchange District and is less than 10 minutes walk from Haymarket train station. The subjects are only a few minutes walk from Shandwick Place which improves the accessibility with a number of bus and tram links. There is a large variety of amenities available in close proximity as well as easy access to Princes Street.

Nearby occupiers include **Lindsays**, **Motorolla**, **Addleshaw Goddard**, **Gillespie Macandrew** and **Clearwater Analytics**.

## DESCRIPTION

The 1st floor suite comprises modern open plan accommodation with the following specification:

- Metal tiled suspended ceiling
- LED lighting
- Air conditioning
- Raised access flooring
- Dedicated tea prep, WCs and shower facility
- Lift access
- Bike racks
- 1 car space available

## ACCOMMODATION

The suite is located on the 1st floor of the building, and extends to the following approximate net internal area.

FIRST FLOOR	2,370 SQ FT	220.2 SQ M
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## LEASE TERMS

The premises are available via sublease until July 2024 or a lease assignment. There is a head lease in place running until July 2029 subject to a tenant only break option in July 2024. The rent is currently passing off **£64,179 per annum**.

We understand the landlord would be open to agreeing a new lease should the term above not be suitable.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£57,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£29,127**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = TBC

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

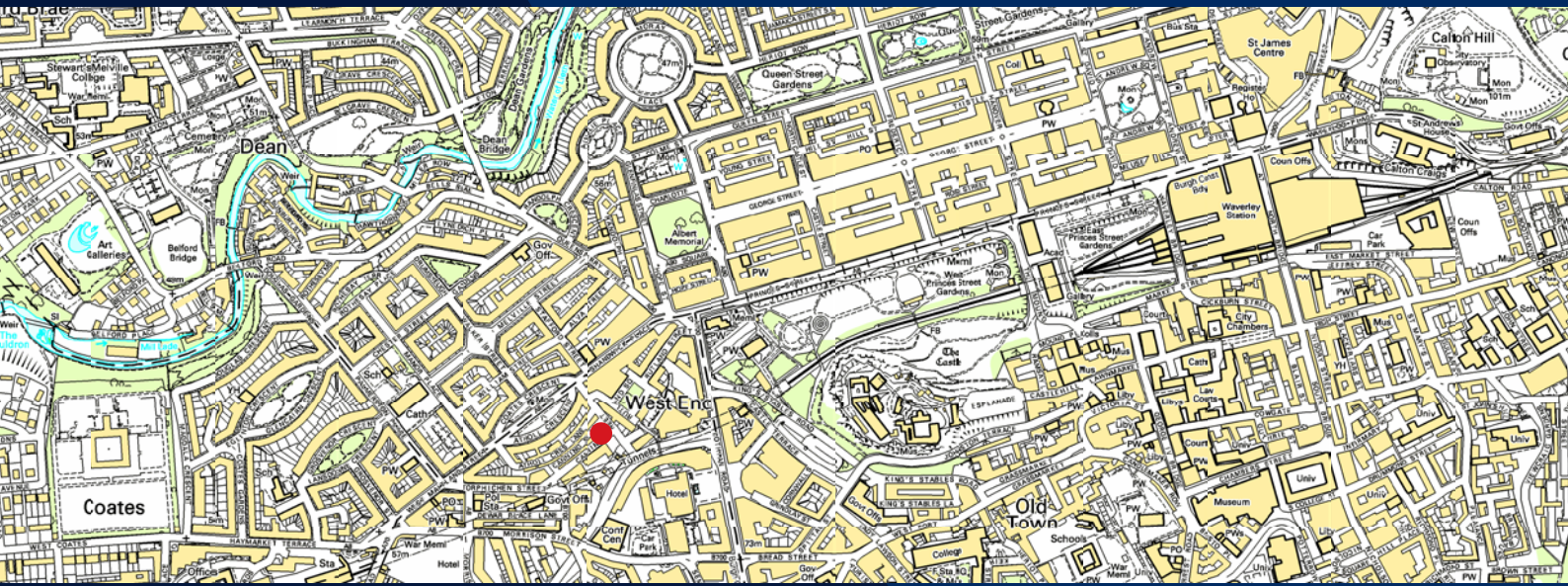
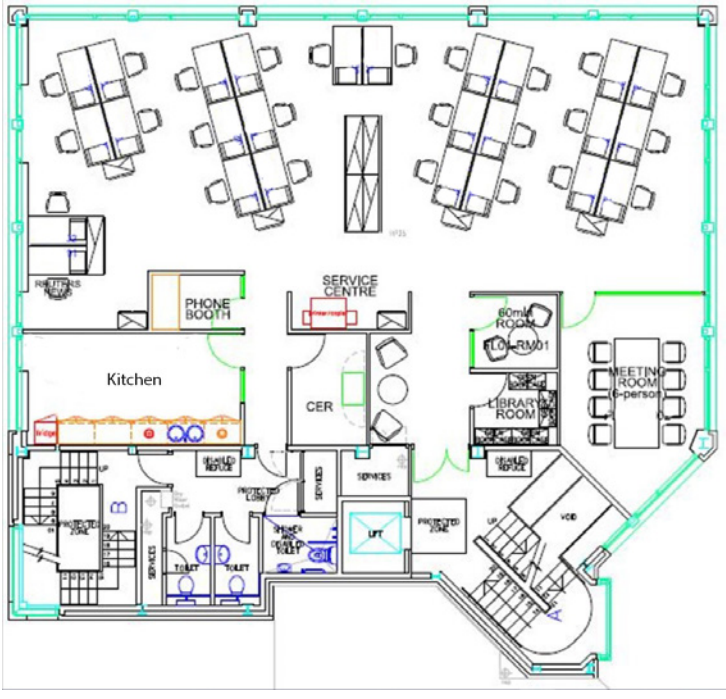
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

All viewings are strictly by prior arrangement with EYCO.

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## GET IN TOUCH



**Neil McConnachie**  
nmconnachie@eyco.co.uk  
07818 062 736  
0131 558 5104



**Neil Gordon**  
ngordon@eyco.co.uk  
07974 375 823  
0131 558 5119

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