



18

CHARLOTTE
SQUARE

EDINBURGH

TO LET
—
HIGH QUALITY
FIRST FLOOR WITH
MODERN EXTENSION

2,594 TO 2,884 SQ FT

18 Charlotte Square is part of The Charlotte Square Collection, a portfolio of 21 Georgian townhouses providing the highest quality office accommodation in Edinburgh.

This townhouse benefits from a modern extension and provides a unique combination of period and open plan office accommodation over a single floor.

The Charlotte Square Collection is home to international financial businesses, private family offices and Scottish corporates.







18
CHARLOTTE
SQUARE

IN THE HEART OF
THE CITY'S BUSINESS
COMMUNITY

Charlotte Square occupiers benefit from unrivalled public transport being in close proximity to the city's extensive bus and tram network. Both railway stations are within walking distance and public car parking is available on the Square.

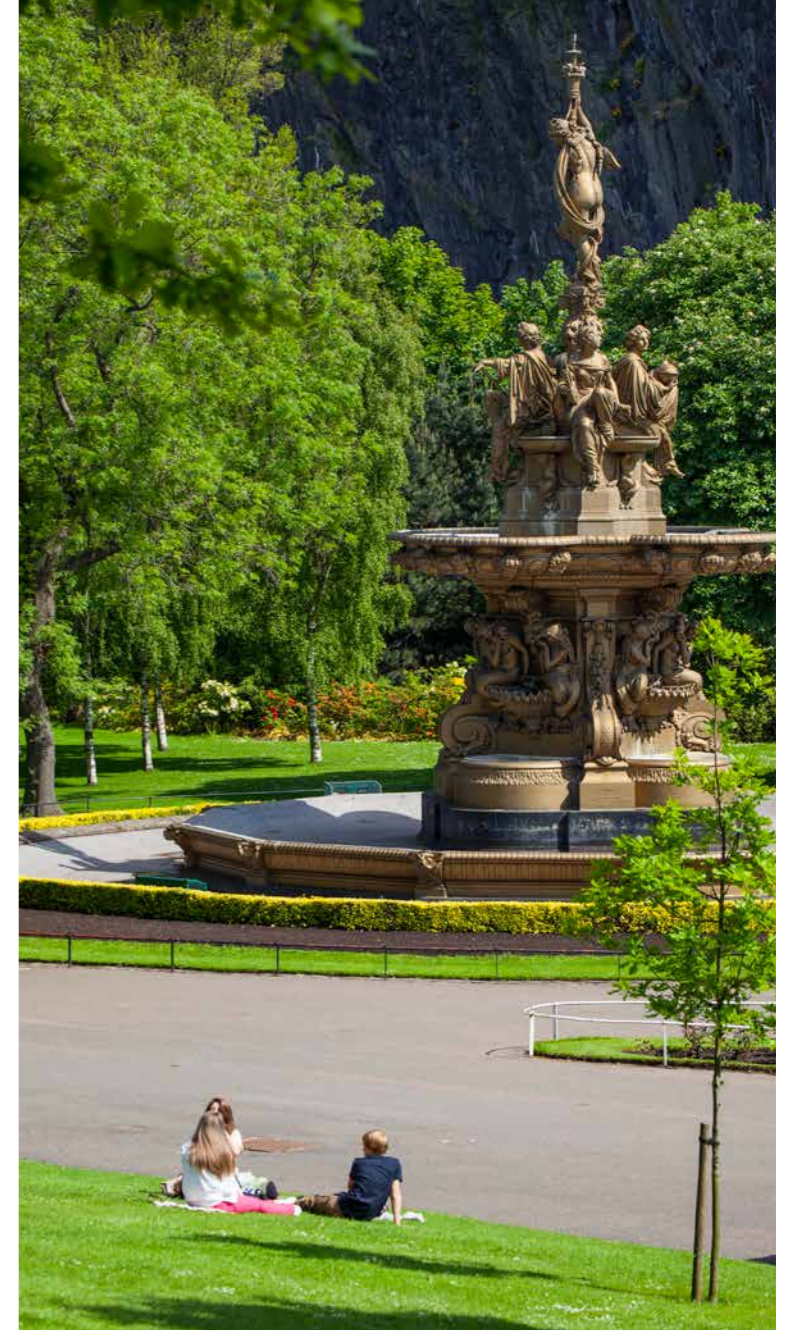
George Street offers a high quality retail experience and a wide range of hotels, bars and restaurants are on the doorstep.

Together with its formal central garden, the Square presents a refined haven within the vibrant city centre.





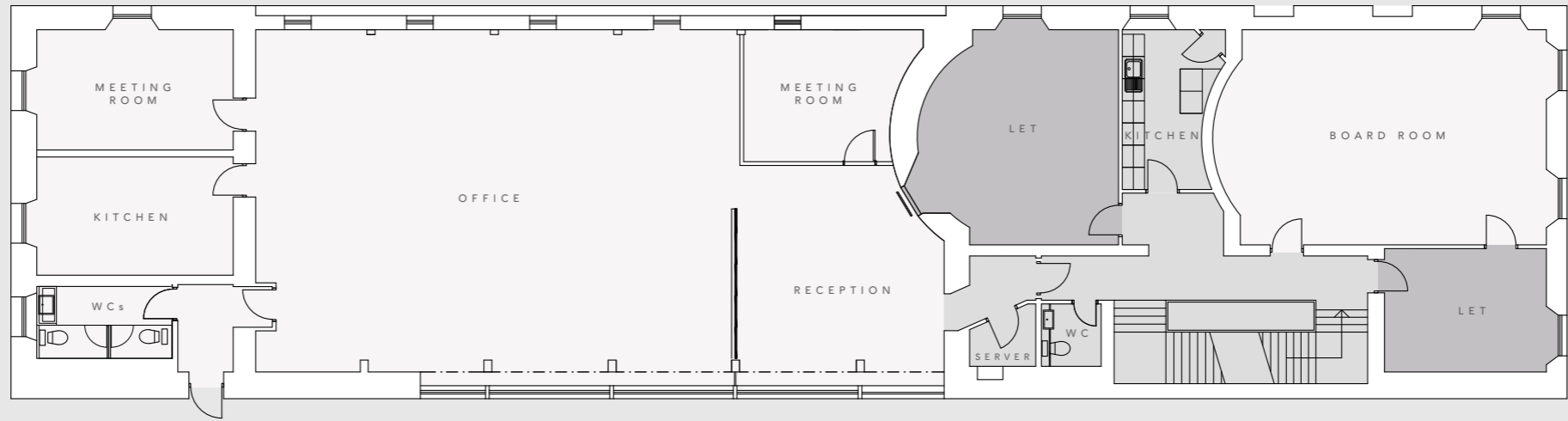
REFINED
CITY CENTRE
LOCATION



FIRST
FLOOR

OPTION 1
2,594 SQ FT
241 SQ M

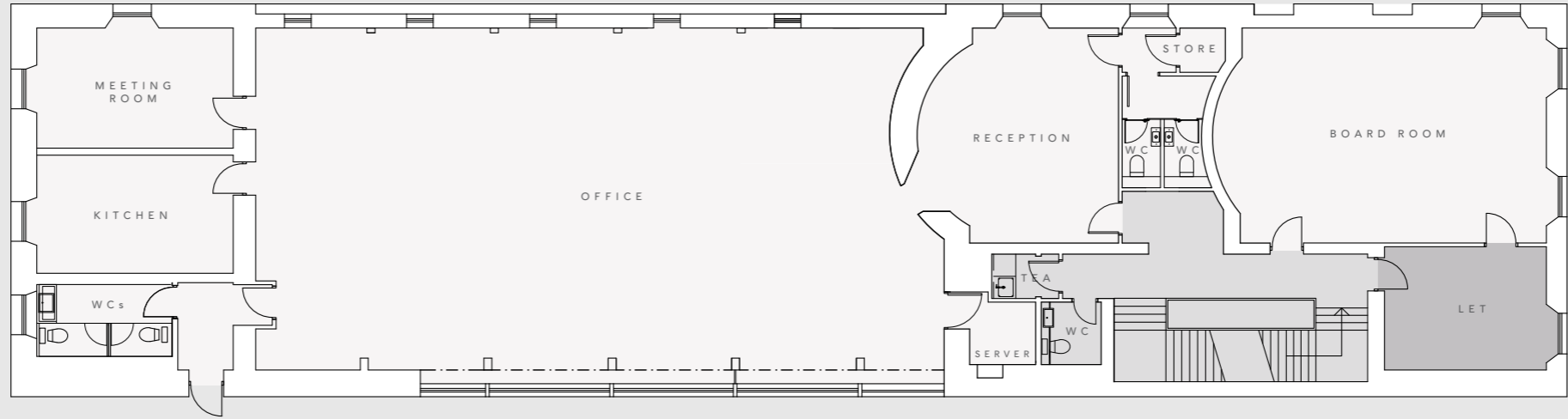
2 car spaces are available.



FIRST
FLOOR

OPTION 2
2,884 SQ FT
268 SQ M

2 car spaces are available.



SPECIFICATION

Reception

- The main entrance to the building is approached from Charlotte Square. A storm door leads to an inner vestibule and the central circulation area with an open staircase.
- Client waiting area with seating.
- High quality carpeting throughout.
- Access control.

Staircases

- Traditional open staircase with grand cupola gives access from reception to the 1st floor.

Offices

- The office areas benefit from high ceilings and fantastic natural light.
- Exceptional wood panelled boardroom with traditional features and views over Charlotte Square.
- Walls, ceilings and cornices are painted.
- Traditional doors and skirtings are provided throughout.
- Recessed LED lighting and suspended ceiling to open plan office areas.
- Cat 6 data cables are provided and contained within the floor voids.

Tea Preparation Areas

- Tea preparation area with fitted fridge within the suite.
- In addition, there is a communal kitchen facility on the 1st floor.

Toilet Facilities

- There are 2 toilets within the suite and 1 toilet at 1st floor level within the common parts.
- The toilets are finished to a high standard.

Showers

- At lower ground floor level there are 2 showers.

Heating System

- Gas central heating system.

Telecommunications

- BT, City Fibre and Virgin are available on Charlotte Square, offering dedicated services up to 10 Gbps for future connection by the occupier. Additionally, a locally based Managed Networks Provider, Commsworld, can provide access to the major fibre providers on Charlotte Square. Traditional Broadband services are also available.

EPC

- The EPC rating is to be confirmed.

Garden

- Occupiers of Charlotte Square can apply for access to the private Charlotte Square gardens.





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CHARLOTTE SQUARE COLLECTION.COM

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The Charlotte Square Collection is developed and asset managed by Corran Properties Limited on behalf of Fordell Estates Limited.