



8

CHARLOTTE
SQUARE

EDINBURGH

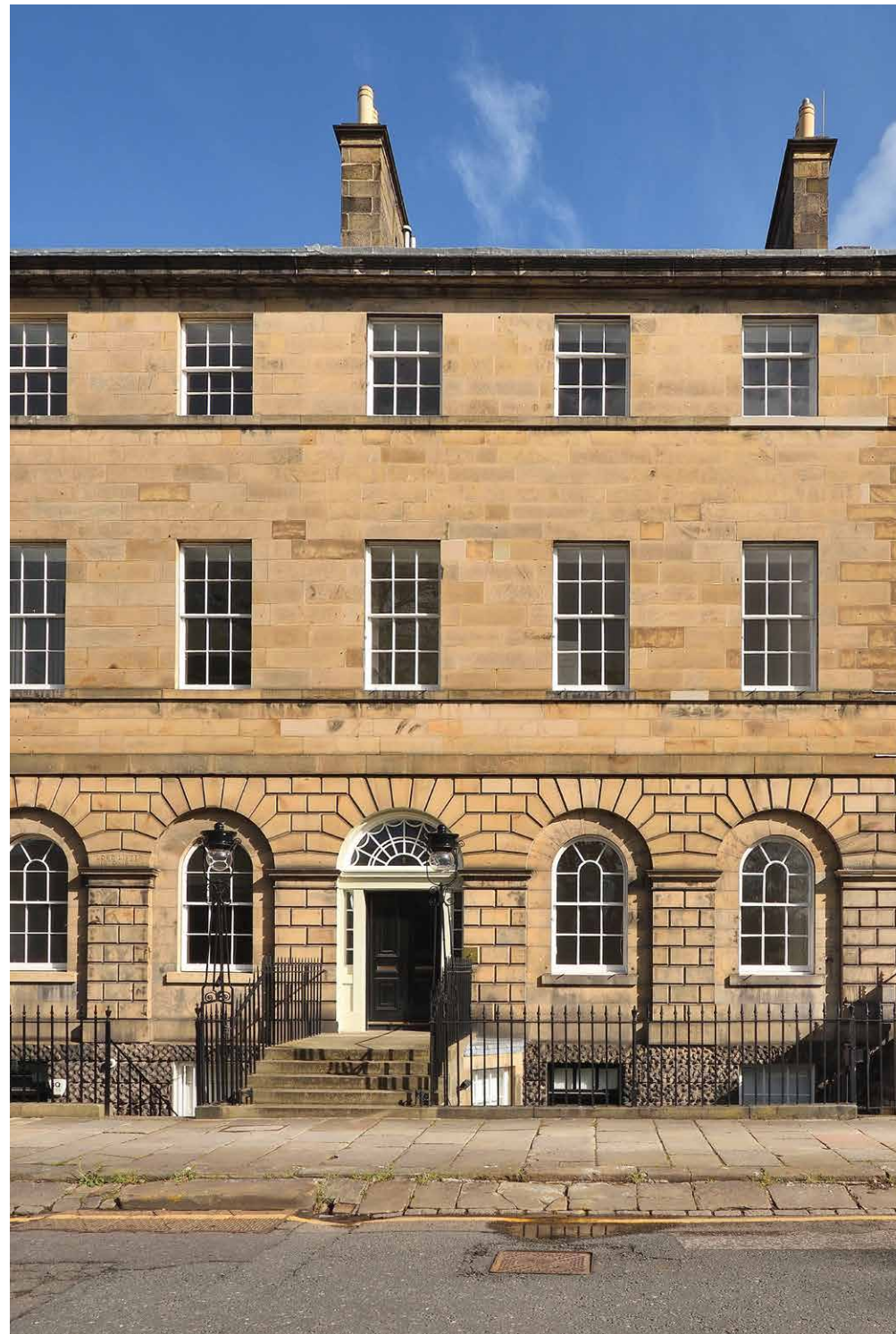
TO LET
—
NEWLY REFURBISHED
HEADQUARTERS OFFICE

5,232 SQ FT
(486.0 SQ M)

8 Charlotte Square is part of The Charlotte Square Collection, a portfolio of 22 Georgian townhouses providing the highest quality office accommodation in Edinburgh.

It is a substantial townhouse on the North side of the Square with views to Edinburgh Castle and Fife. There are also attractive views across the gardens to the South and North. This building offers high quality offices and has an exceptional boardroom with a beautifully decorated ceiling. This is a truly unique building.

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







8 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.

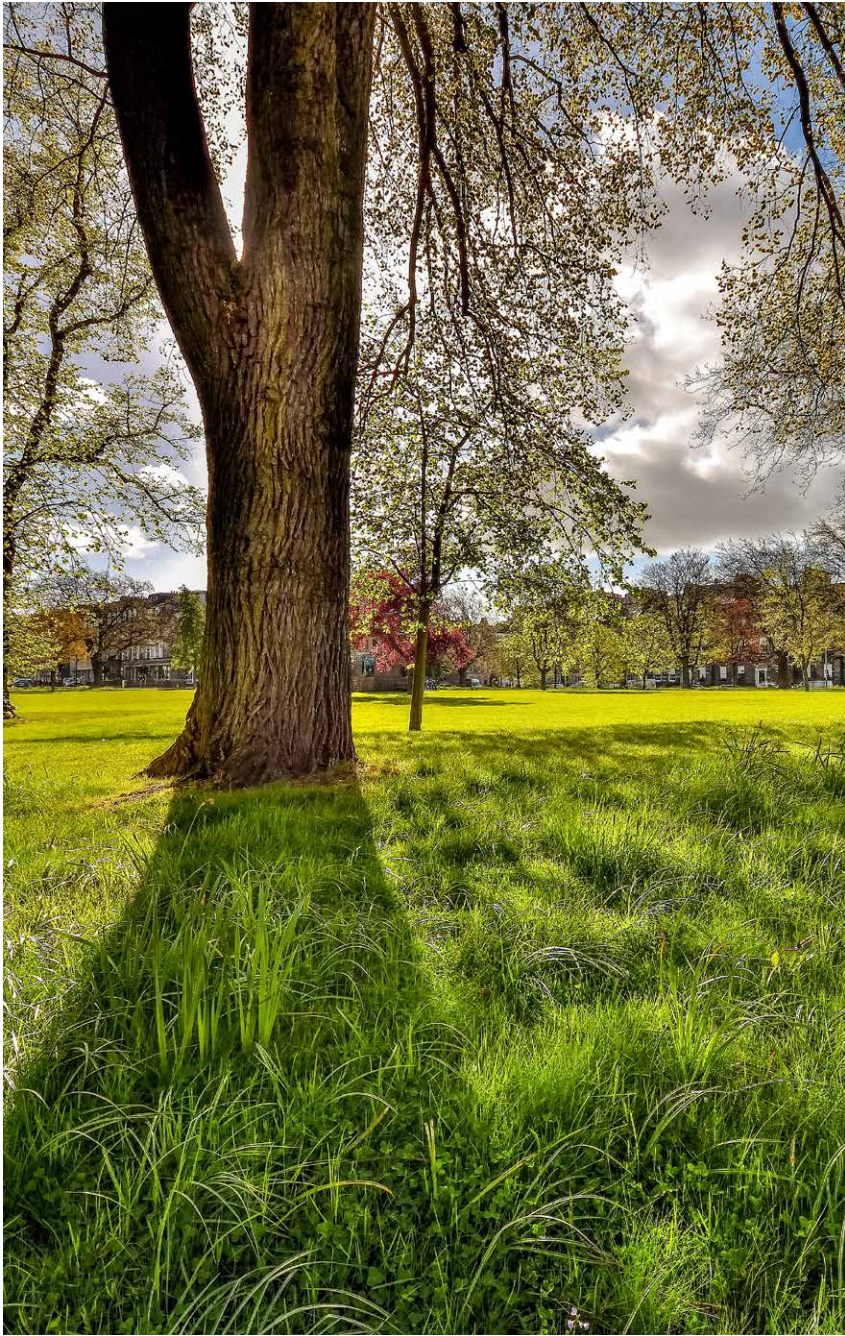
George Street offers a high quality retail experience and a wide range of hotels, bars and restaurants are on the doorstep.

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





REFINED
CITY CENTRE
LOCATION



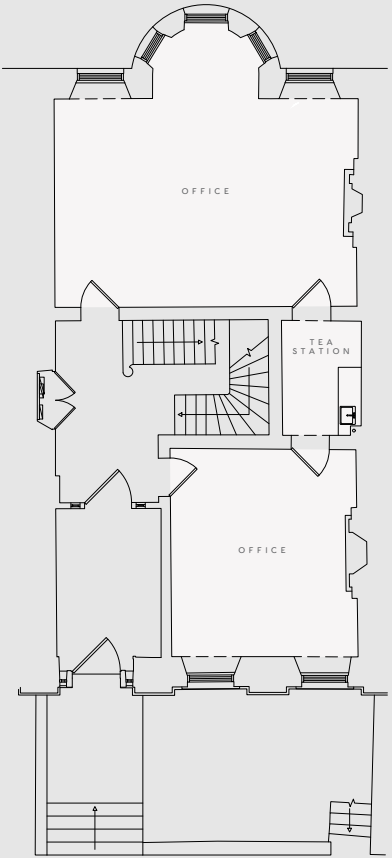
SCHEDULE OF
AREAS

GARDEN LEVEL	477 SQ FT 44.3 SQ M
BASEMENT	1,233 SQ FT 114.4 SQ M
GROUND	903 SQ FT 83.9 SQ M
FIRST	1,015 SQ FT 94.3 SQ M
SECOND	965 SQ FT 89.7 SQ M
THIRD	639 SQ FT 59.4 SQ M
TOTAL:	5,232 SQ FT 486.0 SQ M

Car parking is available to the rear of the property.

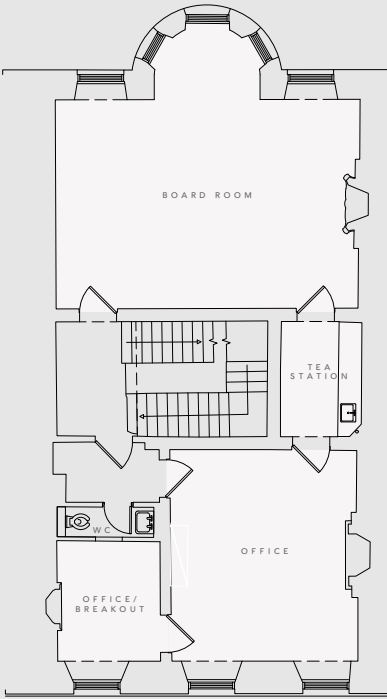
GROUND
FLOOR

903 SQ FT
83.9 SQ M



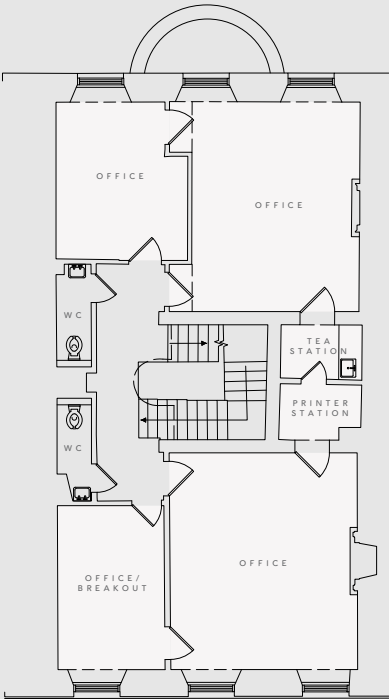
CHARLOTTE SQUARE

FIRST FLOOR



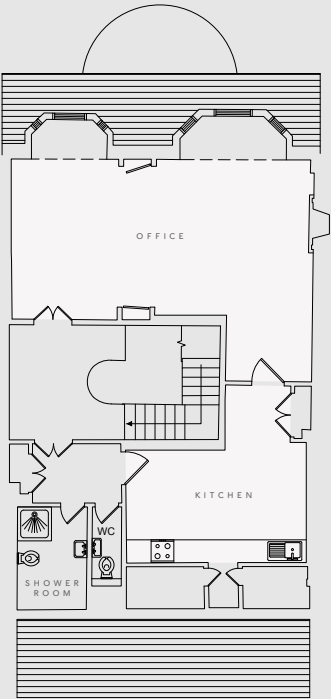
1,015 SQ FT
94.3 SQ M

SECOND FLOOR



965 SQ FT
89.7 SQ M

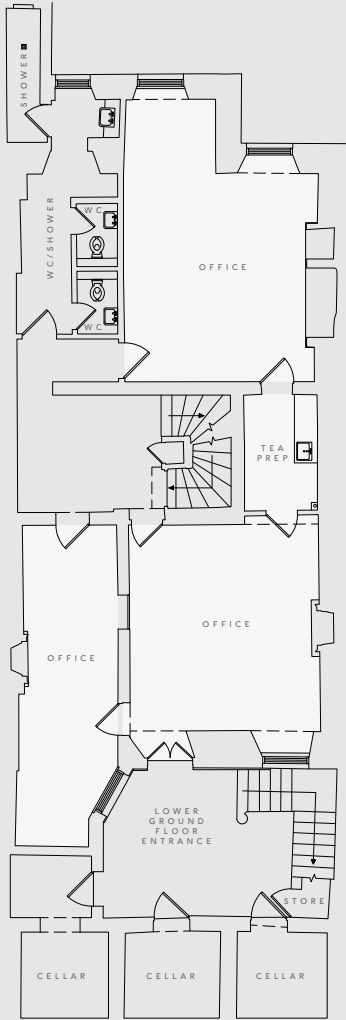
THIRD FLOOR



639 SQ FT
59.4 SQ M

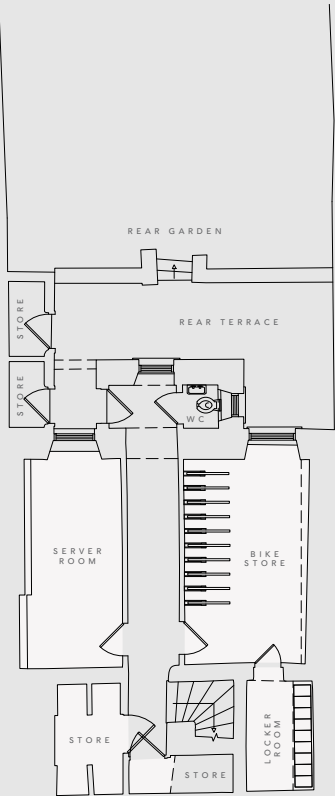


BASEMENT



1,233 SQ FT
114.4 SQ M

GARDEN LEVEL



477 SQ FT
44.3 SQ M



SPECIFICATION

Reception

- The main entrance to the building is approached from Charlotte Square. A storm door leads to a large inner, glazed vestibule with central circulation area with an open staircase.
- Access control and video display system.

Staircases

- Traditional open staircase with grand cupola gives access from reception to the upper floors.
- Internal staircase provides access to lower floors.

Offices

- The office areas benefit from high ceilings and fantastic natural light.
- Walls, ceilings and cornices are painted.
- Feature boardroom at first floor level with ornate décor and period furnishings.
- Traditional doors and skirtings are provided throughout.

- Feature LED pendant and LED spot light fittings.
- Traditional sash & case windows.
- Cat 5 data cables are provided and contained within the floor void.

Kitchen

- There is a tea preparation area on every office floor and a large kitchen on the 3rd floor with staff seating.

Toilet Facilities

- The building is generously provided with 7 toilets across the building. All are finished to a high standard.

Showers

- At garden level, there is large shower room plus two toilets. There is also a shower on the 3rd floor.

Cycling Facilities

- Secure internal bike store at garden level plus lockers.

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

- D.

Gardens/Terrace

- 8 Charlotte has a private garden to the rear.
- Occupiers of Charlotte Square can apply for access to the private Charlotte Square gardens.

Car Parking

- Private car parking is available with the property.

Sustainability

- 250 year old building which has been refurbished to meet modern occupier needs minimising embodied carbon.
- Minimal occupier fit out required given configuration of buildings with limited wasted landlord Cat A fit out and construction.
- New LED lighting.
- All floors benefit from extensive natural light given the large, double-glazed sash and case windows.
- Private gardens
- The Charlotte Square garden is available for use by the occupiers
- Ease of access by public transport.
- High quality cycling facilities including showers, lockers and secure bike racks.
- Use of renewable energy suppliers.
- EPC D





CBRE

Angela Lowe
7 Castle Street
Edinburgh EH2 3AH

T 0131 469 7666
D 0131 243 4189
M 07793 808 458
E angela.lowe@cbre.com
W cbre.com

CUTHBERTWHITE

Nick White
38 Thistle Street
Edinburgh EH2 1EN

T 0131 202 1880
D 0131 202 6781
M 07786 171 266
E nick@cuthbertwhite.com
W cuthbertwhite.com

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