



20 / 21
CHARLOTTE
SQUARE

EDINBURGH

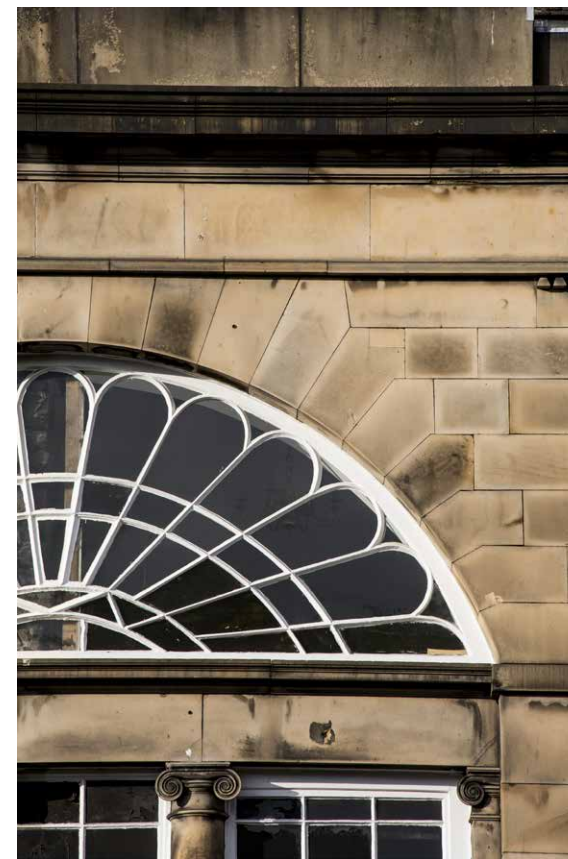


HEADQUARTERS
OPPORTUNITY
—
DOUBLE TOWNHOUSE
9,322 SQ FT

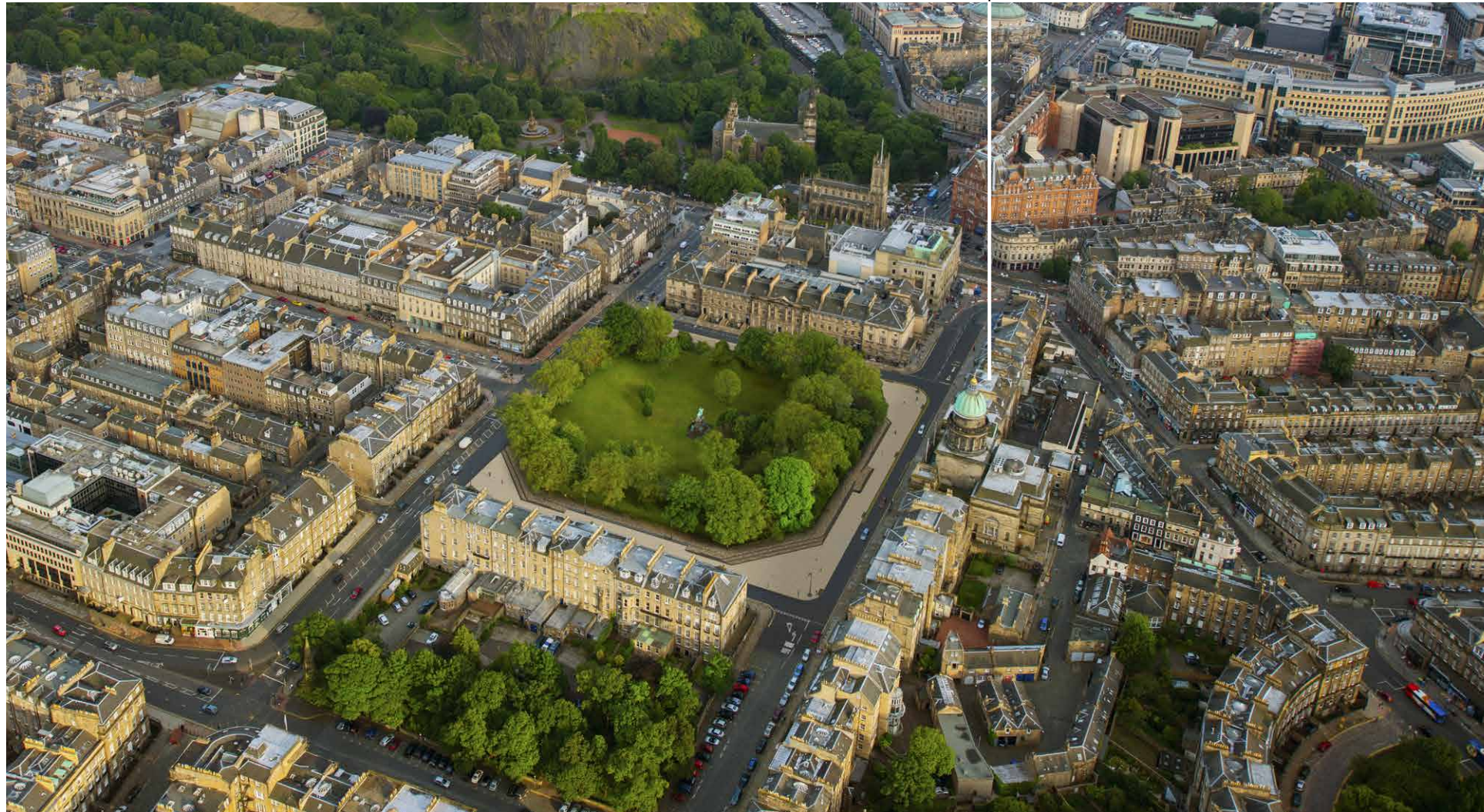
20/21 Charlotte Square is part of The Charlotte Square Collection, a portfolio of 22 Georgian townhouses providing the highest quality office accommodation in Edinburgh.

This significant double townhouse on the West side of the Square has been redesigned to provide a blend of open plan and traditional office accommodation with a modern extension.

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



20/21 CHARLOTTE SQUARE



IN THE HEART OF THE CITY'S BUSINESS COMMUNITY

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

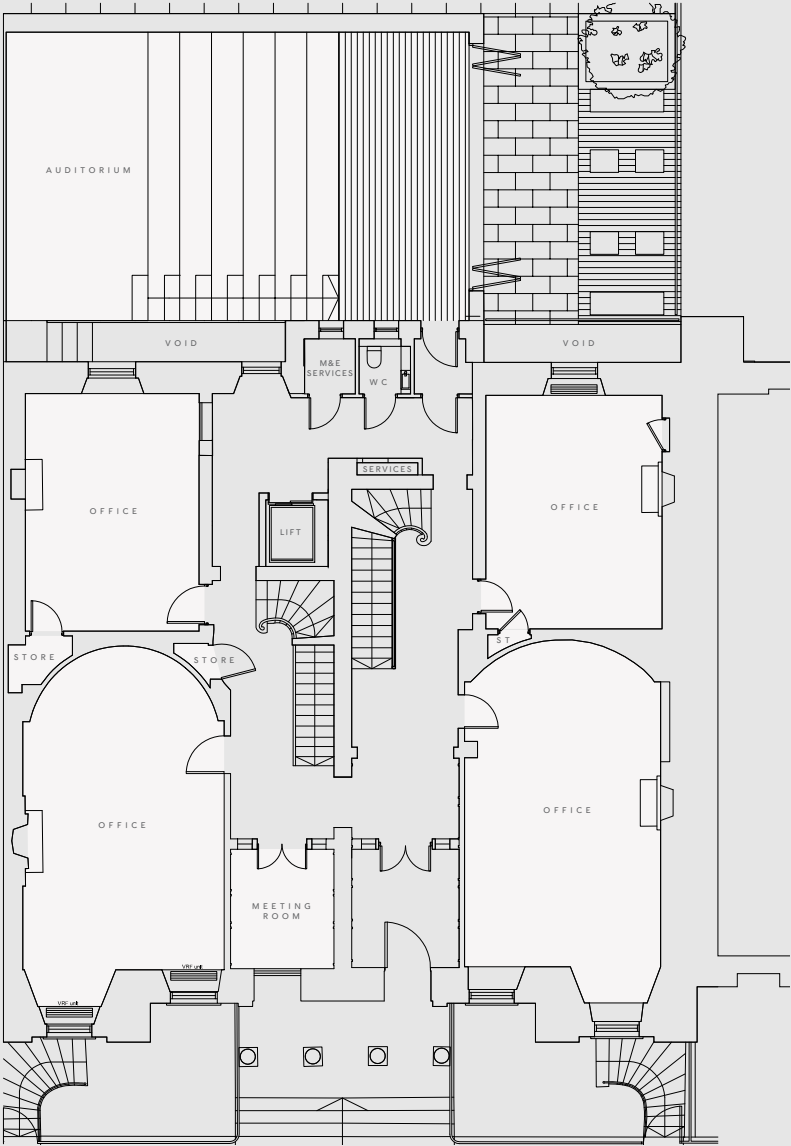


SCHEDULE OF
AREAS

GROUND	2,691 SQ FT 250 SQ M
FIRST	1,932 SQ FT 179.5 SQ M
SECOND	1,851 SQ FT 172 SQ M
THIRD	1,572 SQ FT 146 SQ M
LOWER GROUND	1,276 SQ FT 118.5 SQ M
TOTAL:	9,322 SQ FT 866 SQ M

GROUND
FLOOR

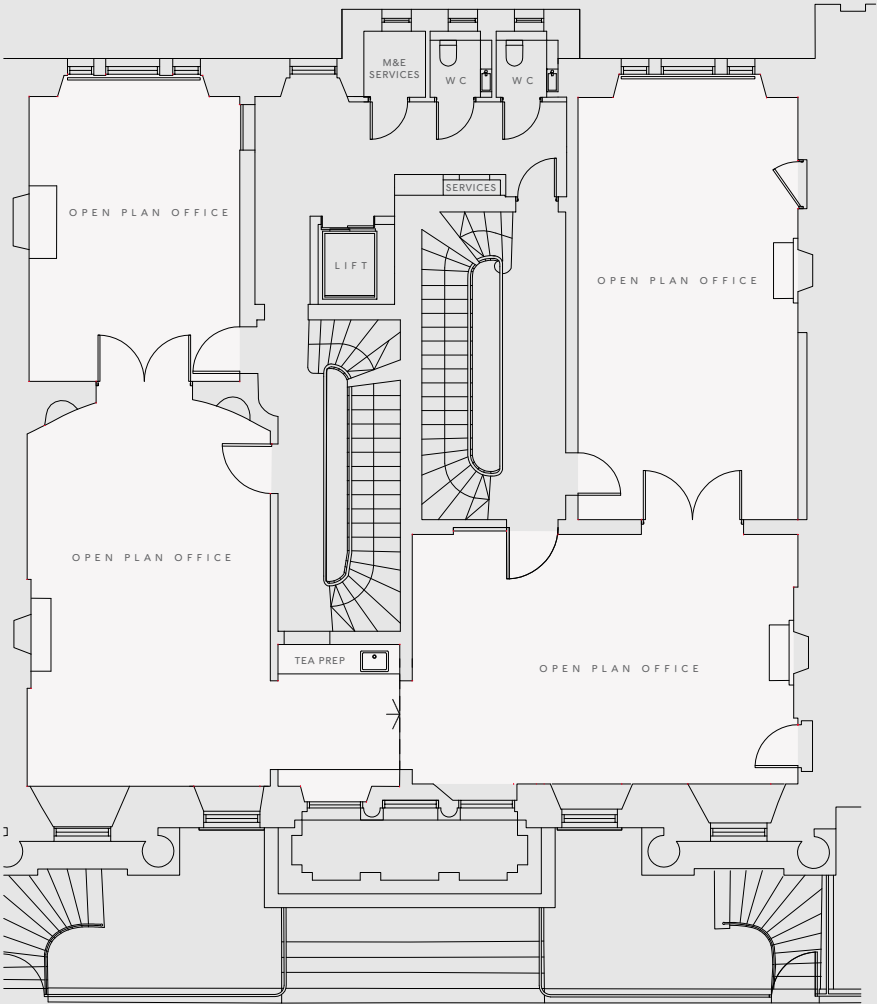
2,691 SQ FT
250 SQ M



CHARLOTTE SQUARE

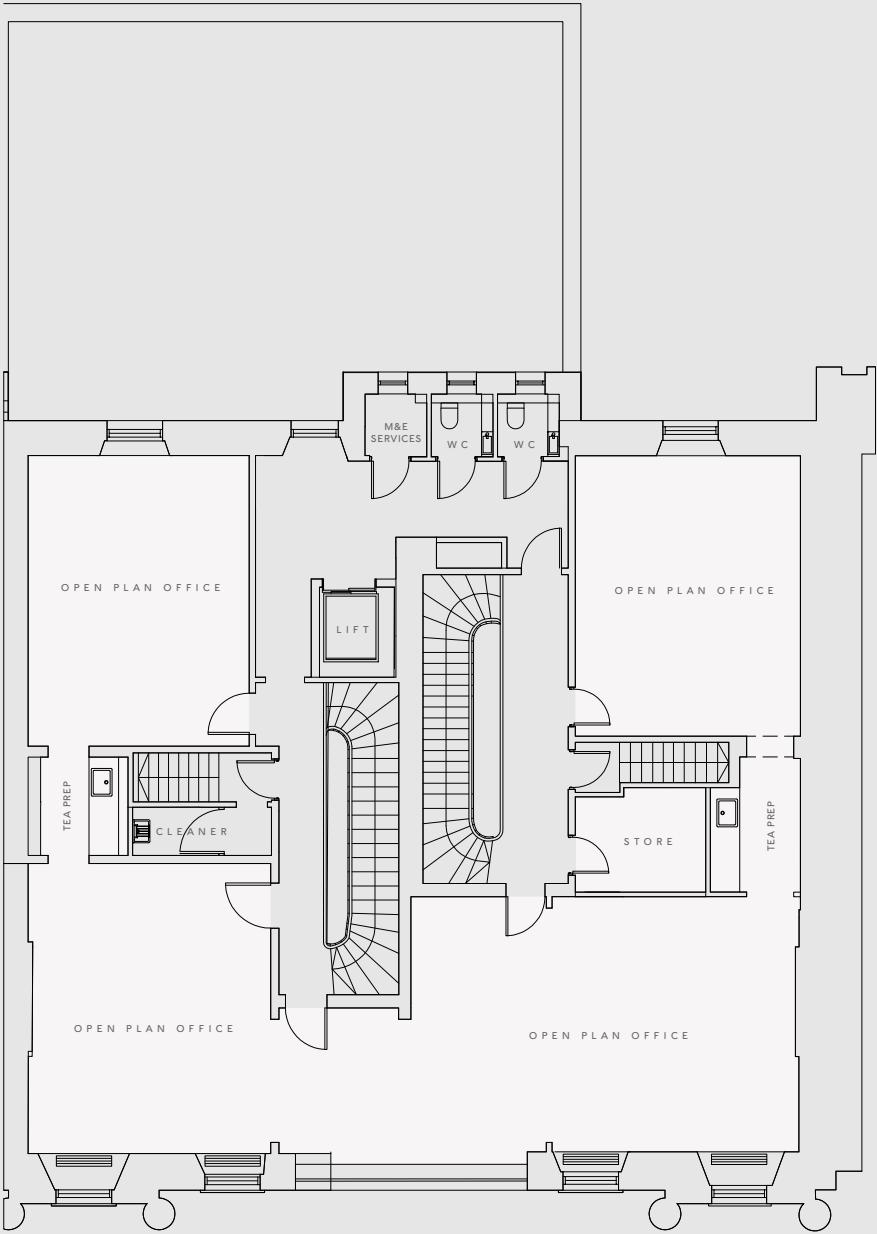
FIRST
FLOOR

1,932 SQ FT
272.5 SQ M



SECOND
FLOOR

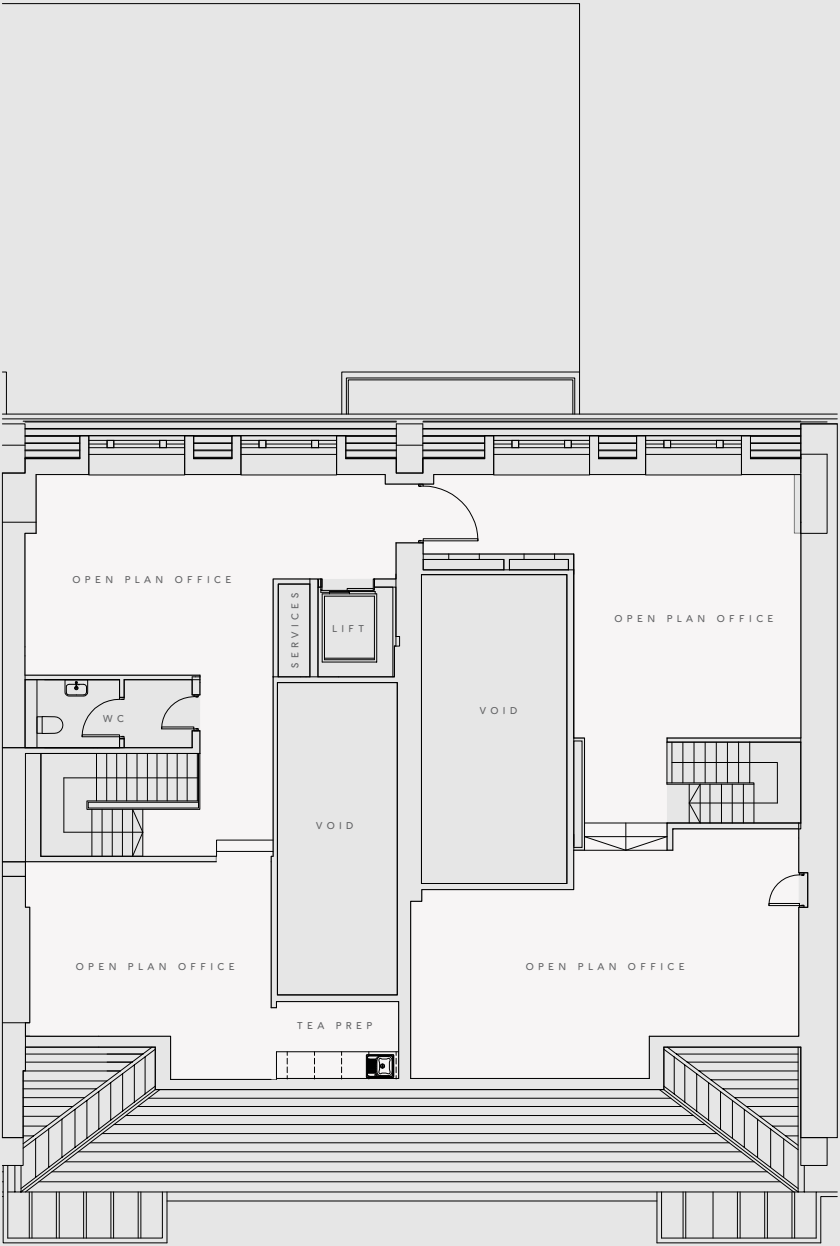
1,851 SQ FT
172 SQ M



CHARLOTTE SQUARE

THIRD
FLOOR

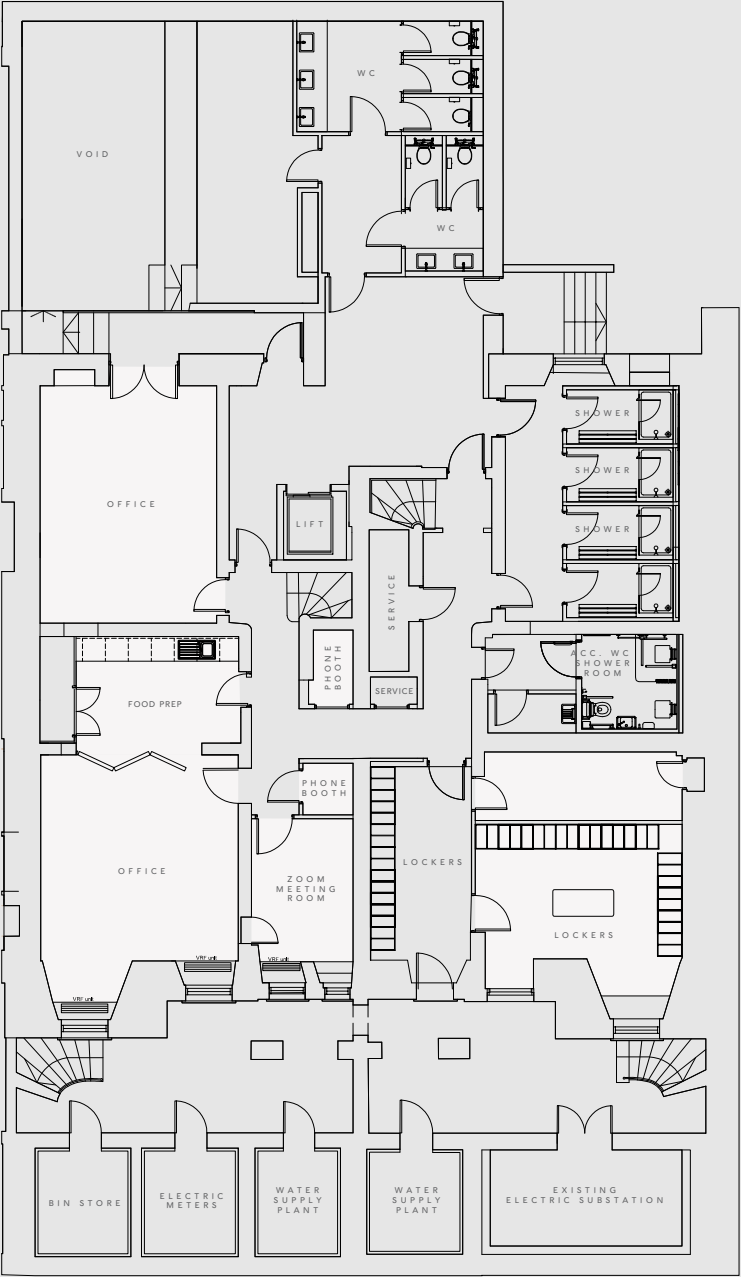
1,572 SQ FT
146 SQ M



CHARLOTTE SQUARE

LOWER
GROUND
FLOOR

1,276 SQ FT
118.5 SQ M



CHARLOTTE SQUARE





SPECIFICATION

Reception

- Impressive, double Georgian portico entrance approached from Charlotte Square.
- Storm doors lead into inner vestibules and the central circulation area with two staircases and a passenger lift.
- High quality reception with feature pendants lights and porcelain tile floor finish.
- Access control and video display system.

Lift

- A new 8-person passenger lift finished with high quality metal clad walls and ceilings, LED lighting and porcelain floor tiling.

Staircases

- Traditional staircases with grand cupolas give access from lower ground to second floors. The stair treads and landings on each level are finished with broadloom carpet and polished chrome stair rods. The third floor is accessed via separate stairs.
- New LED feature and emergency lighting is provided.

Offices

- The office areas benefit from high ceilings, fantastic natural light and views over Charlotte Square.
- The townhouses are interconnected at all levels to create open plan working space and aid collaboration.
- There is a modern extension which provides a large auditorium with presentation space for up to 77 people.
- Original panelling is retained and refurbished to a high standard.
- Within the floor void, new deafening is installed to provide sound insulation. New ply timber flooring with accessible service routes and high-quality carpet tiles are provided for maximum flexibility.
- Walls, ceilings and cornices are painted. New traditional doors, skirtings and facings are provided throughout.

- Feature LED pendant and LED spot light fittings are provided in ground and first floor offices. Contemporary suspended LED lighting and LED downlights are provided to the second and third floor. All office lighting has dimming functionality and incorporates automatic daylight adjustment.
- New traditional sash and case windows are provided with slim-line double-glazed units and new ironmongery.
- Cat 6 data cables are provided and contained within the floor void. Provision has also been made for Server rooms/ cabinets on lower ground, first, second and third floors. Fibre cables link data on each floor.

Tea Preparation Areas

- Tea preparation areas at lower ground, first, second and third floor levels are provided, each with a fully fitted fridge.
- There is the potential for an occupier to convert a lower ground floor office into a kitchen as part of their fit out.

Toilet Facilities

- Toilet facilities provide more than double the minimum standard set out by Building Standards. There are twelve toilet units in total including one accessible toilet which is located on the lower ground floor.
- The toilets are finished with porcelain tiled floor, tiled splash backs, high quality white sanitaryware and high-quality composite vanity tops.

Showers

- At lower ground floor level there are five self-contained unisex shower and changing rooms with underfloor heating.

Cycle Store Drying Room & Lockers

- There is a secure covered cycle store.
- Dedicated locker rooms with both ambient and heated storage lockers are also provided at lower ground floor level.

Refuse and Recycling Storage

- A refuse and recycling store is contained within a secure cellar at the lower ground floor area.

Heating and Cooling System

- The air-conditioning design for the offices is based on a heat recovery VRF system to provide continuous heating or cooling by means of concealed fan coil units.

Lighting

- All lighting uses LED technology.
- The building lighting installation has been designed in line with CIBSE Code for Lighting and LG7 requirements.
- The lighting system is zoned to allow for localised conditions. It is also energy efficient through the installation of presence/absence detection and automatic daylight linked dimming.

Fire Protection

- An automatic fire alarm and detection system to BS5389 Part 1 system type L1 is provided.

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. Ducting is provided from the exterior of the property to each floor.

EPC

- Anticipated EPC is B.

Security

- Dedicated intruder alarm system is provided. CCTV coverage is provided to lower ground floor corridors, all external doors areas and ground floor reception.
- An access control and swipe card system is provided.

Sustainability

- 250 year old buildings which will be 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.
- All electric infrastructure including mixed-mode air-conditioning system.
- All lighting uses LED technology with presence/absence detection and automatic daylight linked dimming.
- All floors benefit from extensive natural light given the large, double-glazed sash and case windows.
- A 77 person auditorium offers unique space for social gatherings.
- The Charlotte Square garden is available for use by the occupiers
- Ease of access by public transport.
- High quality cycling facilities including showers, lockers (ambient and heated) and secure bike racks.
- Use of renewable energy suppliers.
- Targeting EPC B.





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