



22
CHARLOTTE
SQUARE

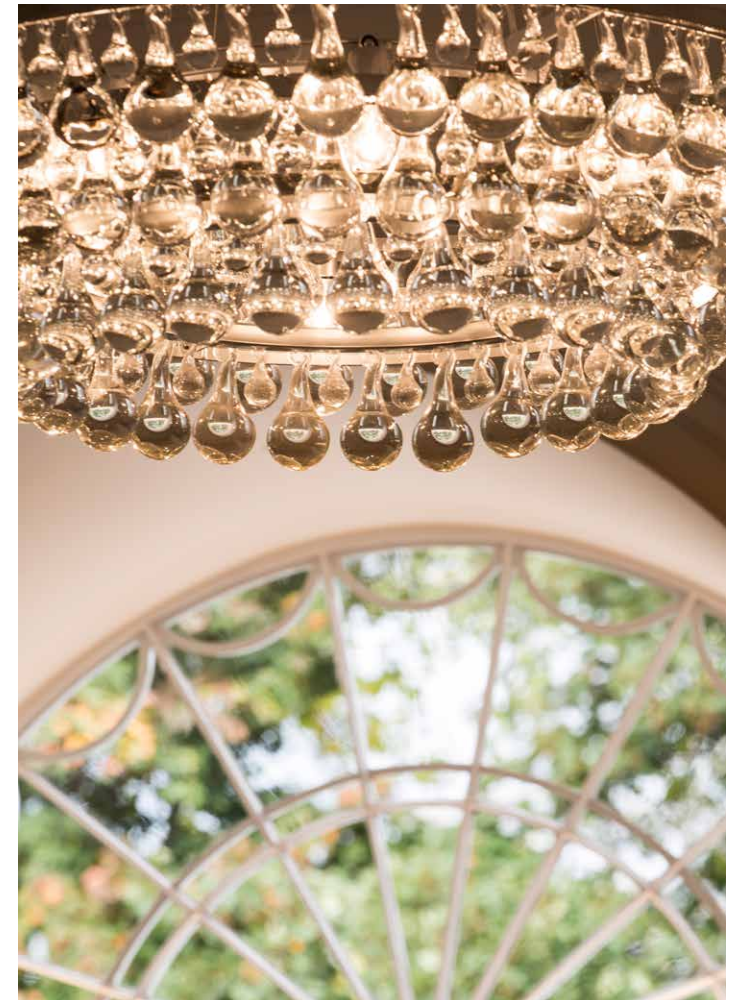
EDINBURGH

TO LET
—
CONTEMPORARY OFFICES
FROM 780 SQ FT
TO 5,226 SQ FT

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

This is an impressive townhouse on the West side of the Square which has been extended to provide an attractive garden and a range of open plan and traditional office accommodation of the highest standard.

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





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.

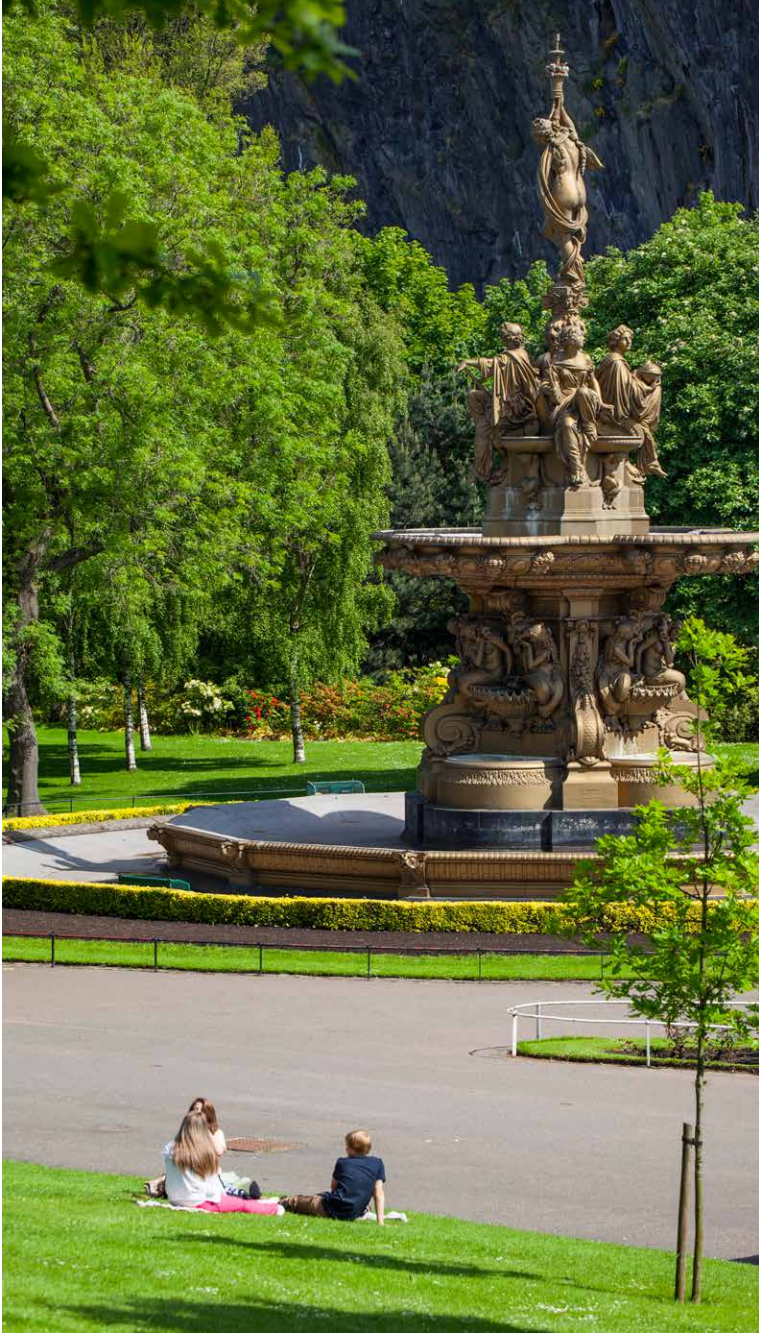
Together with its formal central garden, the Square presents a refined haven within the vibrant city centre.

22 CHARLOTTE SQUARE





REFINED
CITY CENTRE
LOCATION

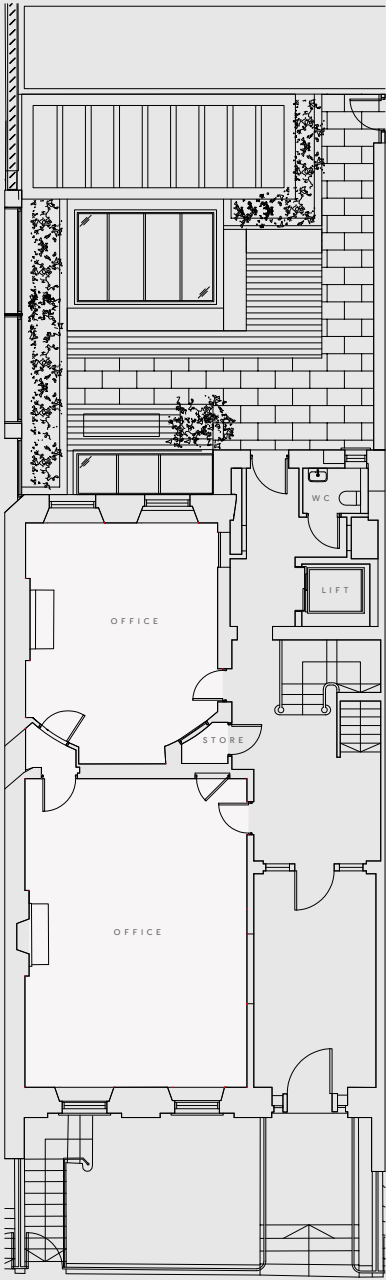


SCHEDULE OF
AREAS

GROUND	850 SQ FT 79 SQ M
FIRST	1,082 SQ FT 100.5 SQ M
SECOND	1,006 SQ FT 93.5 SQ M
THIRD	780 SQ FT 72.5 SQ M
LOWER GROUND	1,507 SQ FT 140 SQ M
TOTAL:	5,226 SQ FT 485.5 SQ M

GROUND
FLOOR

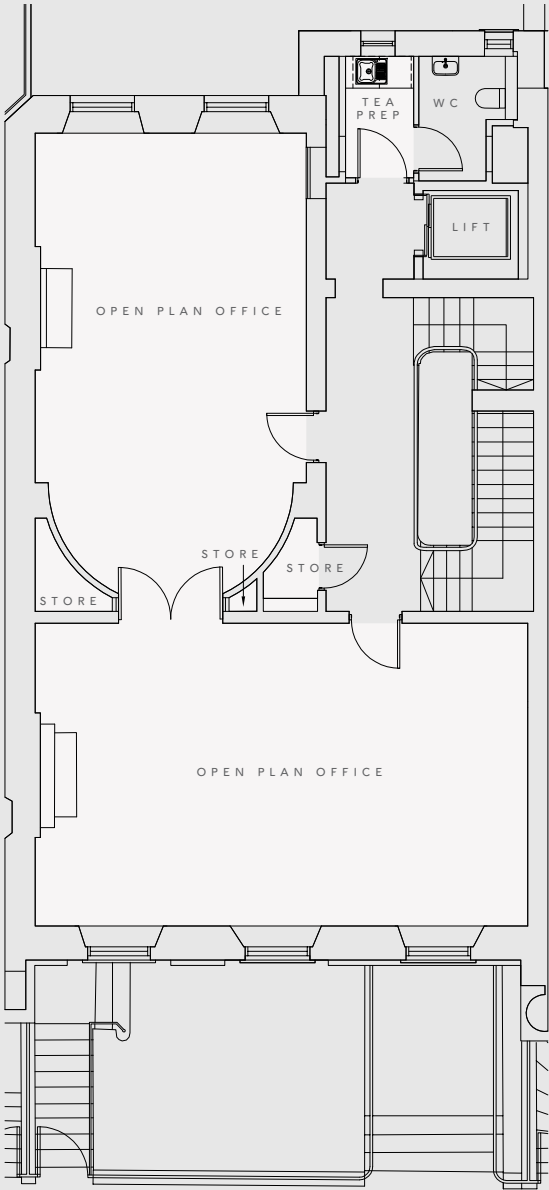
850 SQ FT
79 SQ M



CHARLOTTE SQUARE

FIRST
FLOOR

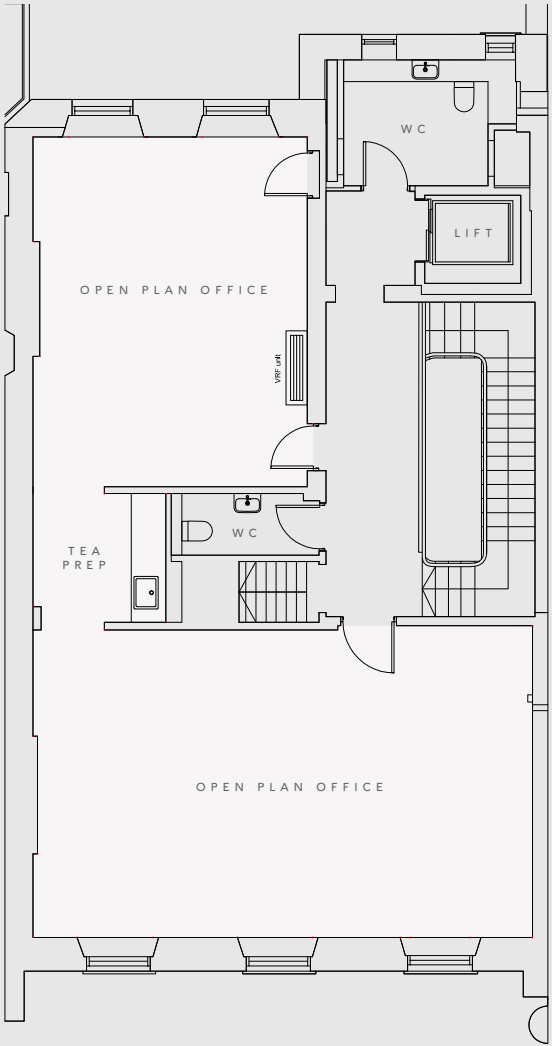
1,082 SQ FT
100.5 SQ M



CHARLOTTE SQUARE

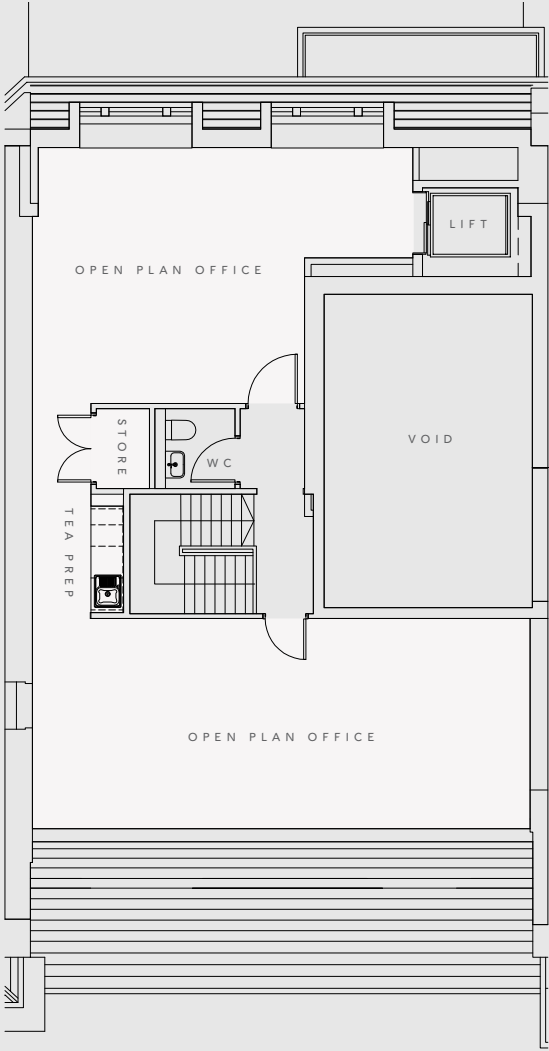
SECOND
FLOOR

1,006 SQ FT
93.5 SQ M



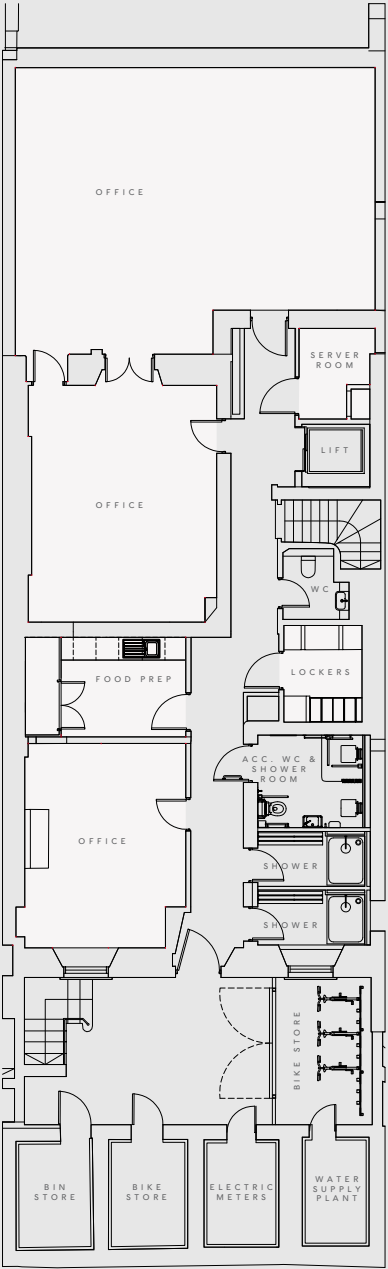
THIRD
FLOOR

780 SQ FT
72.5 SQ M



LOWER
GROUND
FLOOR

1,507 SQ FT
140 SQ M



CHARLOTTE SQUARE

SPECIFICATION

Reception

- The main entrance to the building is approached from Charlotte Square. A storm door leads to a large inner vestibule and central circulation area with an open staircase and lift access.
- The floor finish is porcelain tiles.
- 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 open staircase with grand cupola gives access from lower ground floor to the second floor. The stair landings and tread are finished with broadloom carpet and polished chrome stair rods. The third floor is accessed via a separate stair.
- New LED feature and emergency lighting is provided.

Offices

- The office areas benefit from high ceilings, fantastic natural light and views over Charlotte Square.
- All upper levels have interconnected rooms to create open plan working space and assist collaboration.
- Modern, open plan offices provided to rear of lower floor.
- 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.
- Planted roof garden offering attractive outdoor space including a pergola.

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 seven 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 three self-contained unisex showers and changing rooms with underfloor heating.

Cycle Store Drying Room & Lockers

- There is a secure covered cycle store with 4 cycle spaces provided at lower ground floor level.
- A dedicated locker room with both ambient and heated storage lockers is 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 which limited wasted landlord Cat C 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 benefits from extensive natural light given the large, double-glazed sash and case windows.
- Private garden
- 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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