

23 CHARLOTTE SQUARE

EDINBURGH



TO LET

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CONTEMPORARY OFFICES
5,301 SQ FT

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

This individual townhouse has been redesigned to offer high quality offices with a prime address and a unique auditorium suitable for client entertaining and employee events.

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







IMAGES FROM THE COLLECTION

23 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.

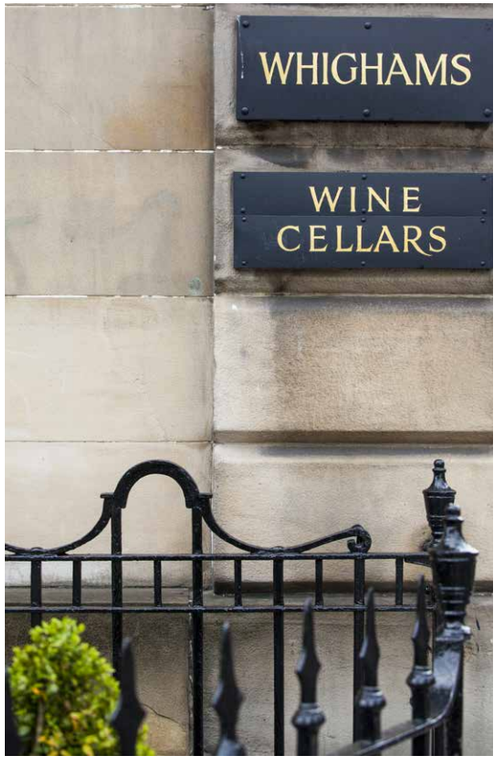
George Street offers a high quality retail experience and a wide range of hotels, bars and restaurants are on the doorstep.

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

REFINED CITY CENTRE LOCATION





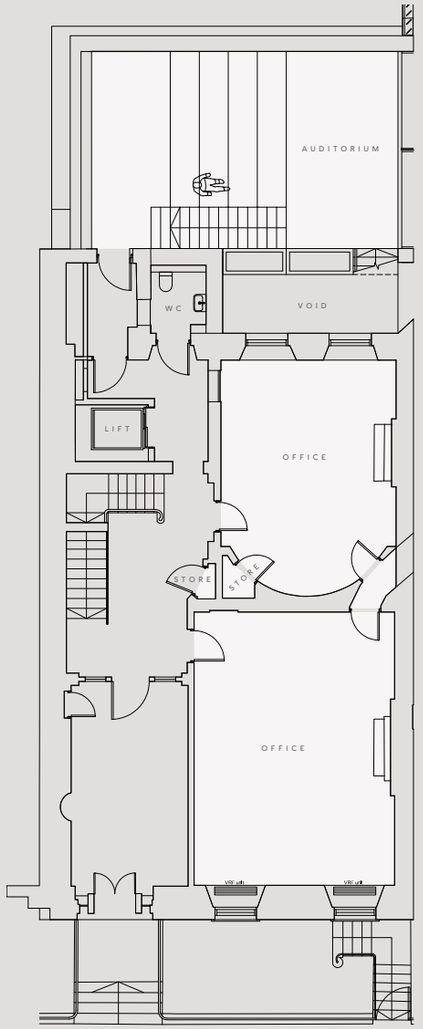


SCHEDULE OF AREAS

GROUND	1,394 SQ FT 129.5 SQ M
FIRST	1,125 SQ FT 104.5 SQ M
SECOND	1,049 SQ FT 97.5 SQ M
THIRD	958 SQ FT 89 SQ M
LOWER GROUND	775 SQ FT 72 SQ M
TOTAL:	5,258 SQ FT 488.5 SQ M

GROUND FLOOR

1,394 SQ FT
129.5 SQ M

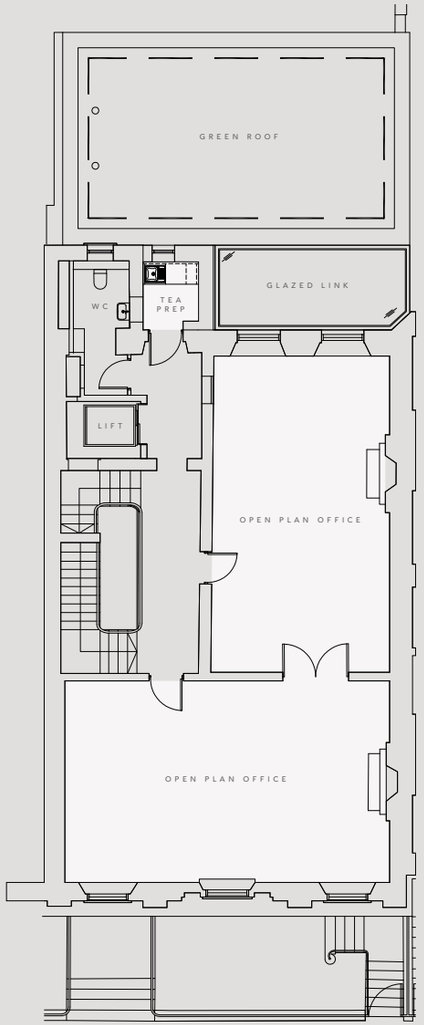


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CHARLOTTE SQUARE

FIRST FLOOR

1,125 SQ FT
104.5 SQ M

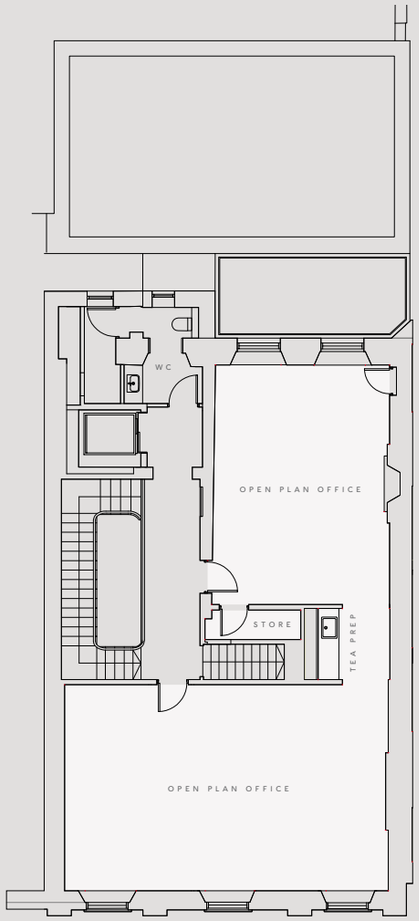


CHARLOTTE SQUARE

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SECOND FLOOR

1,049 SQ FT
97.5 SQ M

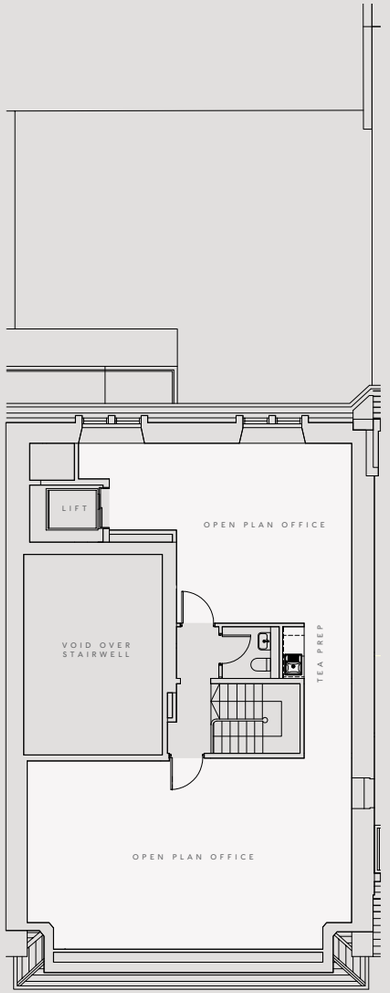


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CHARLOTTE SQUARE

THIRD FLOOR

958 SQ FT
89 SQ M

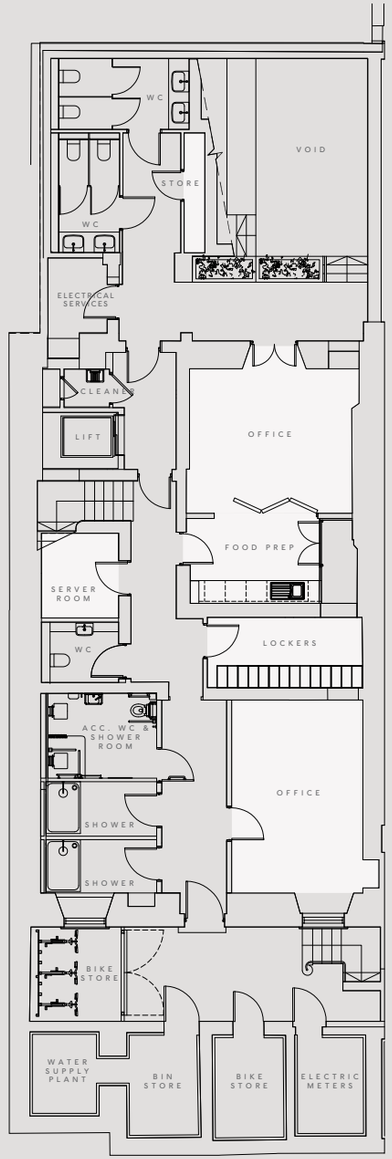


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CHARLOTTE SQUARE

LOWER GROUND FLOOR

732 SQ FT
68 SQ M



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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 the 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 and Hope Street.
- Unique auditorium providing presentation space for up to 40 people.
- 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 nine toilet units in total including one accessible toilets 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 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.
- 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 40 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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