32

CHARLOTTE SQUARE

EDINBURGH

32

TO LET

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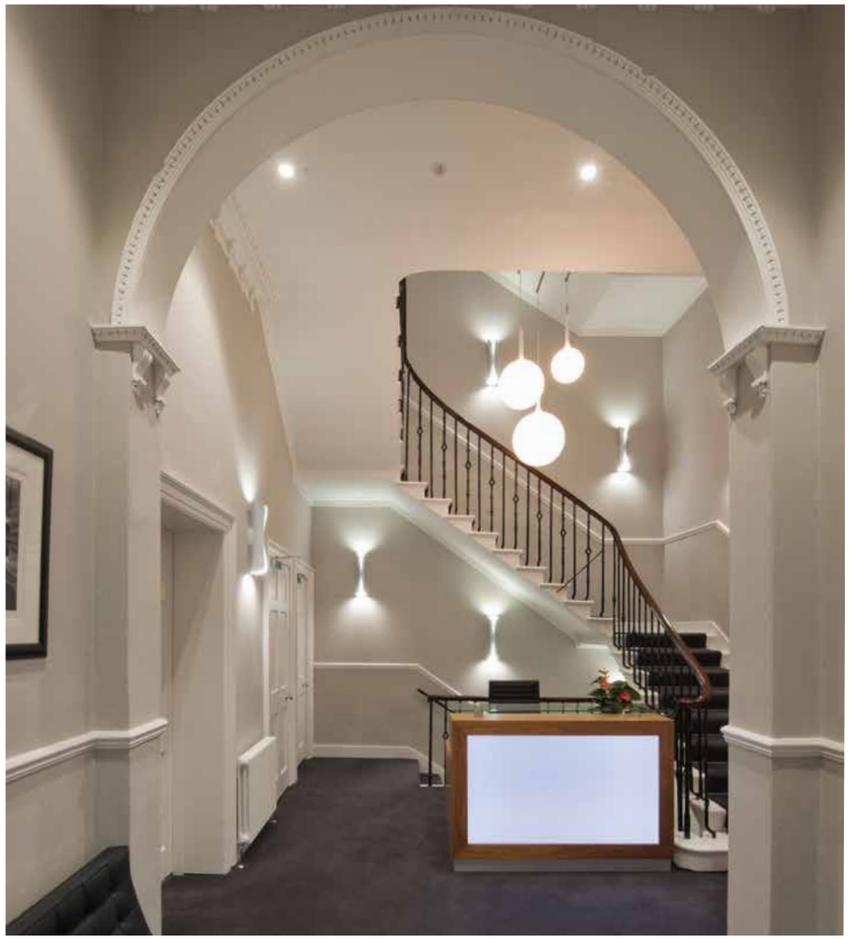
HIGH QUALITY HEADQUARTERS OFFICE

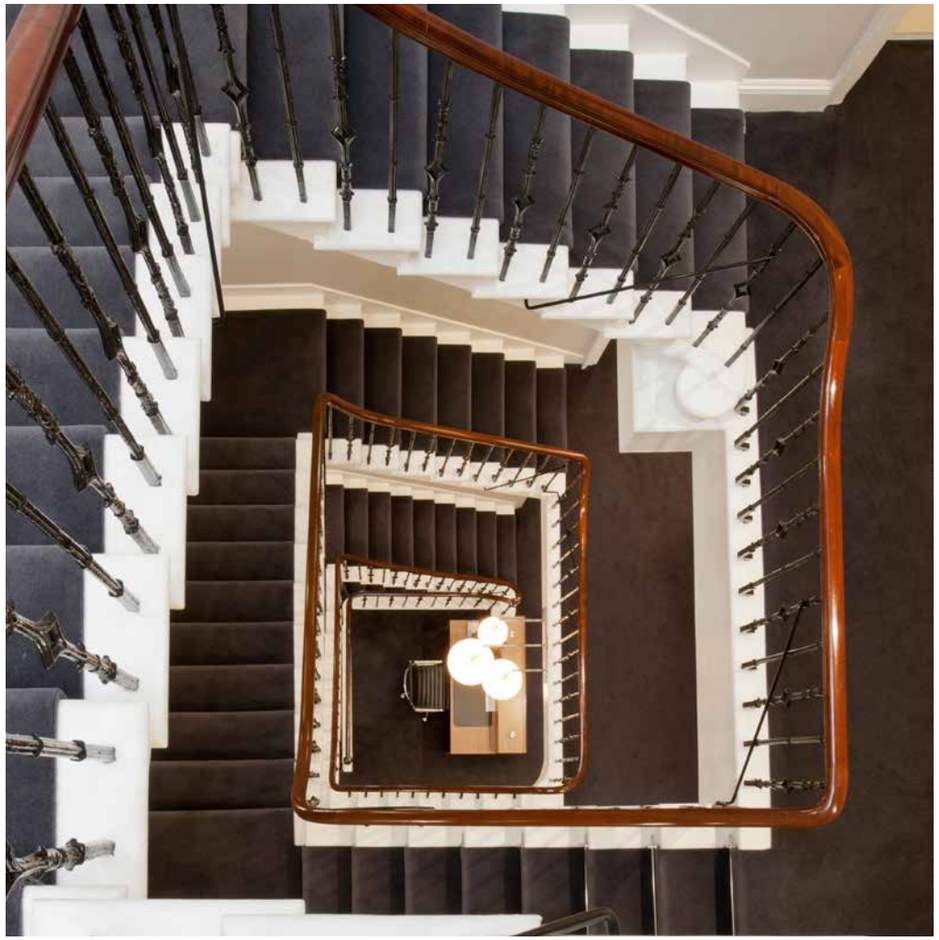
703 - 4,457 SQ FT

32 Charlotte Square is a Georgian building which provides refurbished, high quality offices with air-conditioning and lift access to all floors.

The Charlotte Square Collection is a portfolio of 23 Georgian townhouses providing the highest quality townhouse accommodation in Edinburgh, managed to exceptional standards,

Other occupiers within The Collection include Baxters, Hampden Bank, Cazenove and Liontrust to name a few. The Collection is home to international financial businesses and Scottish corporates.





Photos show former tenant fit out. Refurbishment works scheduled to complete in December 2026.

Photos show previous interior design and lighting specification. Refurbishment works scheduled to complete in December 2026.

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.

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.

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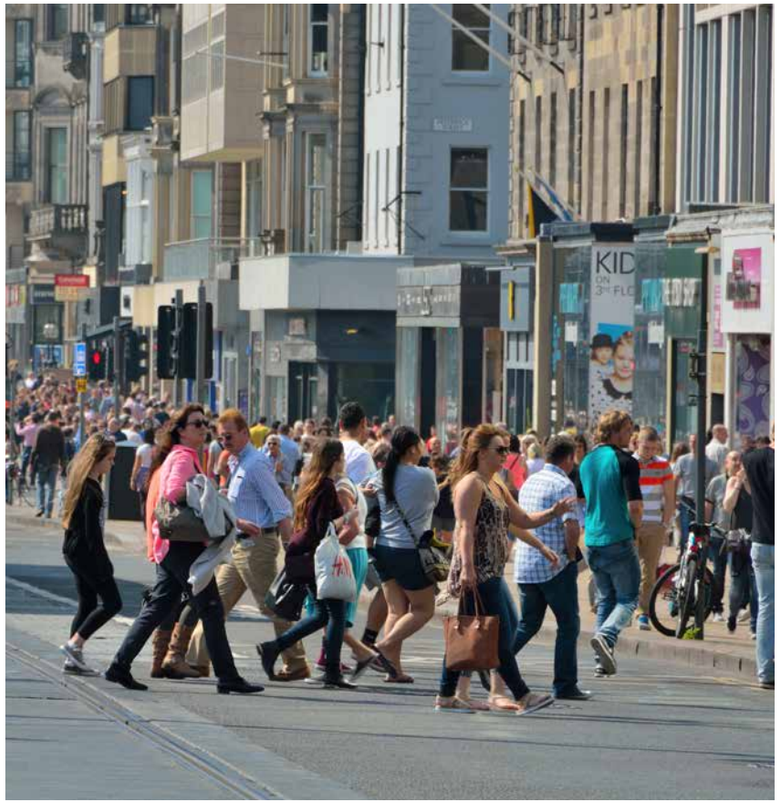
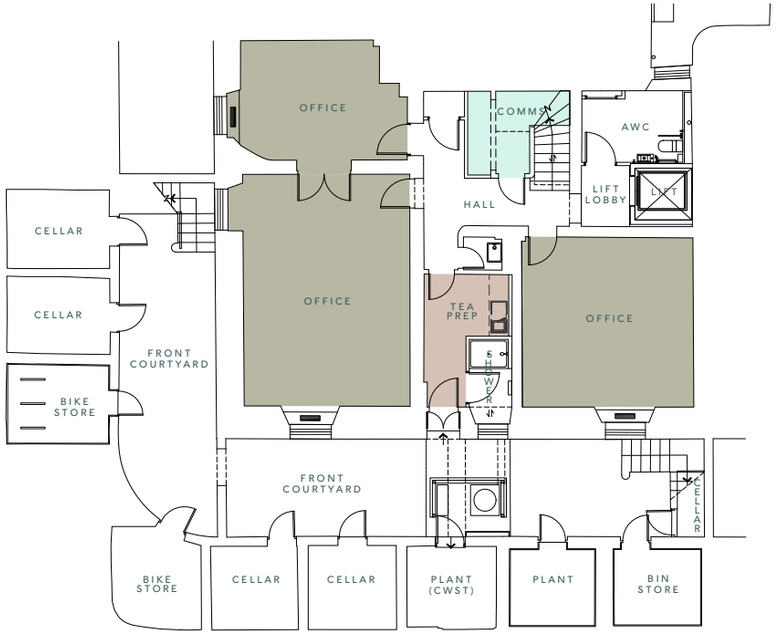
REFINED CITY CENTRE LOCATION



SCHEDULE OF AREAS

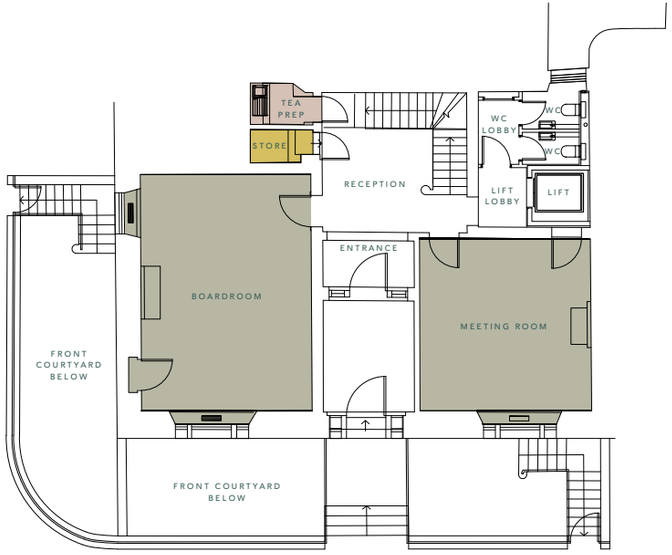
THIRD	703.4 SQ FT 65.3 SQ M
SECOND	1,015.1 SQ FT 94.2 SQ M
FIRST	942.1 SQ FT 87.5 SQ M
GROUND	804.8 SQ FT 74.7 SQ M
LOWER GROUND	991.8 SQ FT 92.3 SQ M
TOTAL	4,457.2 SQ FT 414 SQ M

LOWER GROUND FLOOR



991.8 SQ FT
92.3 SQ M

GROUND FLOOR



804.8 SQ FT
74.7 SQ M

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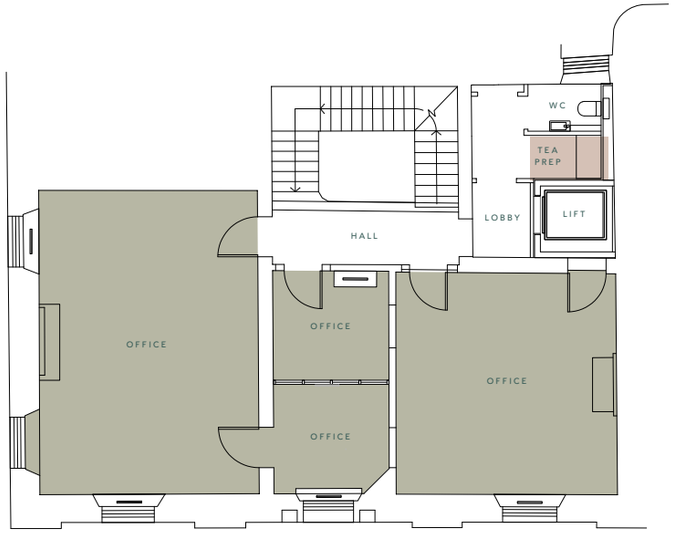
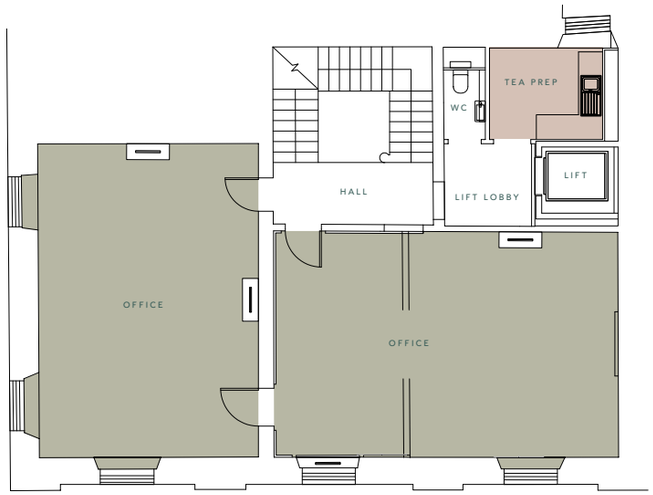
CHARLOTTE SQUARE

FIRST FLOOR



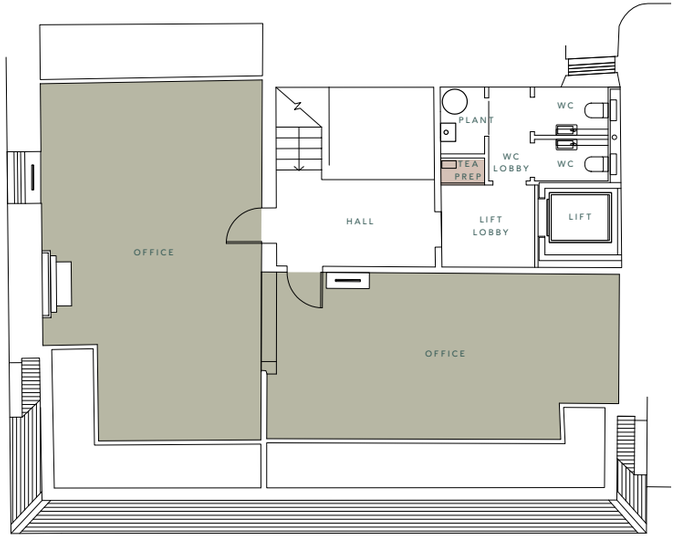
942.1 SQ FT
87.5 SQ M

SECOND FLOOR



1,015.1 SQ FT
94.2 SQ M

THIRD FLOOR



703.4 SQ FT
65.3 SQ M

CHARLOTTE SQUARE

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SPECIFICATION

Access
- The main entrance to the building is approached from Charlotte Square. A storm door leads into an inner vestibule and the central circulation area with an open staircase and passenger lift.
- An alternative means of access is available from Charlotte Square into the lower ground floor which also gives access to bicycle and refuse/recycling storage.

Entrance Lobby
- The entrance lobby is accessed through a storm door. Floor finishes comprise an entrance mat and porcelain stoneware tiles.
- Walls, ceilings and cornices are painted. A feature pendant light is provided.

Circulation Areas / Staircases
- A traditional open staircase with a grand cupola gives access from lower ground floor to the third floor. It comprises an existing stone stair with metal balustrades and timber handrails. The stair treads and landings on each level are finished with high quality broadloom carpet and polished chrome stair rods. Existing metal balustrades and timber handrails are refurbished and finished to a high standard. Walls, ceilings and cornices are painted.

Lifts
- The 8 person passenger lift which opens onto the central circulation area gives access from lower ground floor to third floor.
- The lift is finished with stainless steel walls and ceilings, LED lighting and porcelain stoneware floor tiling to complement the floor finish in the main circulation area.

Offices
- The offices benefit from high ceilings, fantastic natural light and views over Charlotte Square. Original features including cornices, timber panelling and fireplaces are retained and refurbished to a high standard. Quietex is installed to provide sound insulation. Ply timber flooring with accessible service routes and high quality carpet tiles are provided.
- Walls, ceilings and cornices are painted. The feature woodwork is refurbished and painted. Feature pendant lighting is provided in the ground and first floor offices.

Tea Preparation Areas
- The tea preparation areas on all levels.

Toilet Facilities
- The toilet facilities are designed on the basis of an occupancy rate of 1 person per 12 sq m. 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 stoneware tiled flooring, tiled splash backs, high quality white sanitary ware and conglomerate vanity tops.

Showers
- Shower and changing facilities are located on the lower ground floor.

Cycle Store
- 12 cycle spaces.

Car Spaces
- Car parking can be provided with the building.

MECHANICAL & ELECTRICAL SYSTEMS

HVAC System
- The air conditioning system designed for the offices is based on a heat recovery VRF system to provide continuous heating and cooling by means of concealed fan coil units in the existing spaces and in the ceiling void in the rear lower ground office.
- The system is zoned to allow for localised conditions.
- The occupancy rate for the air conditioning system is 1 person per 10 sq m.
- The air conditioning system is designed to achieve the following internal conditions (based upon the quoted ambient temperatures):
  - Winter 21°C db +/- 1
  - Summer 23°C db +/- 1
- Internal heat gains:
  - Small power 25 W/m²
  - Lighting 15 W/m²
  - Occupancy 90 W sensible/50 W latent
- External design conditions:
  - Winter -5.3°C dry bulb saturated
  - Summer 25.2°C dry bulb
  - 17.9°C wet bulb
- Building services to all internal offices areas are designed for a maximum noise level of NR35.

Water Services
- Hot and cold water is provided to each of the washrooms and tea preparation areas. Booster pumps ensure constant water pressure.

Electrical
- The LV supply to the building is provided via the local network within Charlotte Square. The base building plant has been sized using the following design loads:
  - Small power 25W/m²
  - Lighting 15W/m²
- Supply to the office accommodation is via rising sub main cables to each floor to provide separate lighting and power distribution boards for occupier fit-out.
- Small power and floor boxes with Cat 6 data cabling are provided into each office space.

Lighting
- The building lighting installation utilises LED fittings throughout.
- The lighting system is zoned to allow for localised conditions. It is also energy efficient through the installation of presence/absence detection and automatic dimming.

Fire Protection
- An automatic fire alarm and detection system to BS5839 Part 1 system type L1 is provided.

Telecommunications
- The property is served with BT Fibre.
- CityFibre and Virgin services are available on Charlotte Square.
- There is an IT/server room at lower ground floor level.

Security
- Dedicated intruder alarm system is provided. A door monitoring system linked to doors exiting the building on ground and lower ground floors is provided.

Spare Capacity
- Appropriate levels of spare capacity are built into the building services installation to provide flexibility for occupier fit-out.
- Service routes and space is provided for dedicated occupier comms room condenser.

EPC
- Target EPC is A.

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 which limited wasted landlord Cat C fit out and construction.
- 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, sash and case windows.
- The Charlotte Square garden is available for use by the occupiers.
- Ease of access by public transport.
- High quality cycling facilities including showers, and secure bike racks.
- Use of renewable energy suppliers.
- EPC A

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