

9

CHARLOTTE
SQUARE

EDINBURGH

9



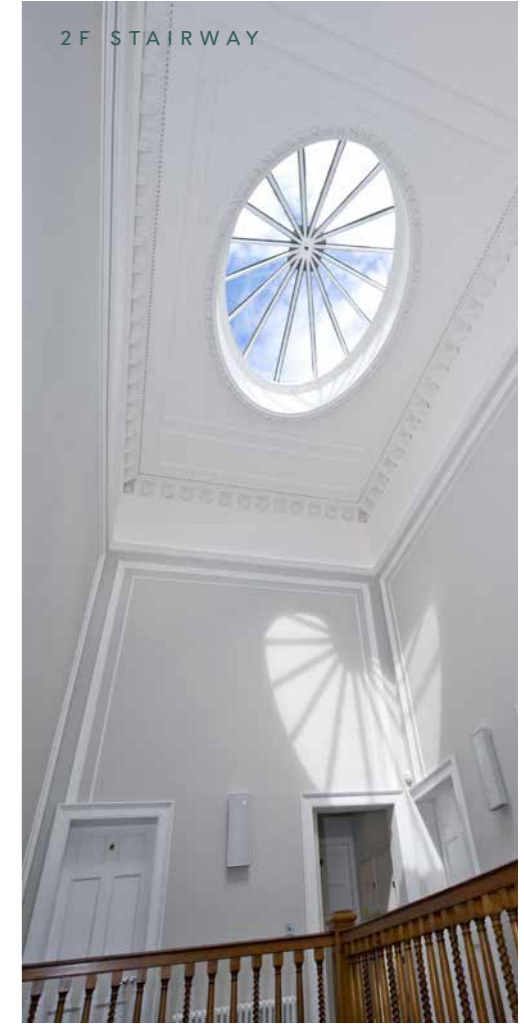
TO LET
—
EXCEPTIONAL TOWNHOUSE
5,500 SQ FT

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

This is an extremely well proportioned townhouse offering large open plan working spaces together with beautiful meeting rooms with views across Charlotte Square.

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

9 CHARLOTTE SQUARE



9 CHARLOTTE SQUARE



9
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

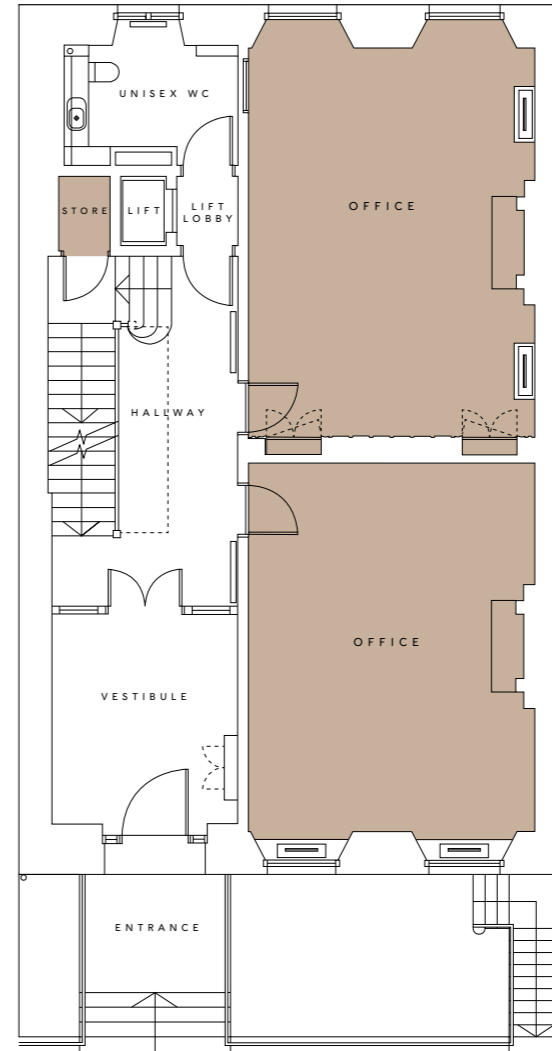


SCHEDULE OF
AREAS

THIRD	613.5 SQ FT 57 SQ M
SECOND	947 SQ FT 88 SQ M
FIRST	1,049.5 SQ FT 97.5 SQ M
GROUND	823.5 SQ FT 76.5 SQ M
LOWER GROUND	1,480 SQ FT 137.5 SQ M
BASEMENT	586.5 SQ FT 54.5 SQ M
TOTAL:	5,500 SQ FT 511 SQ M

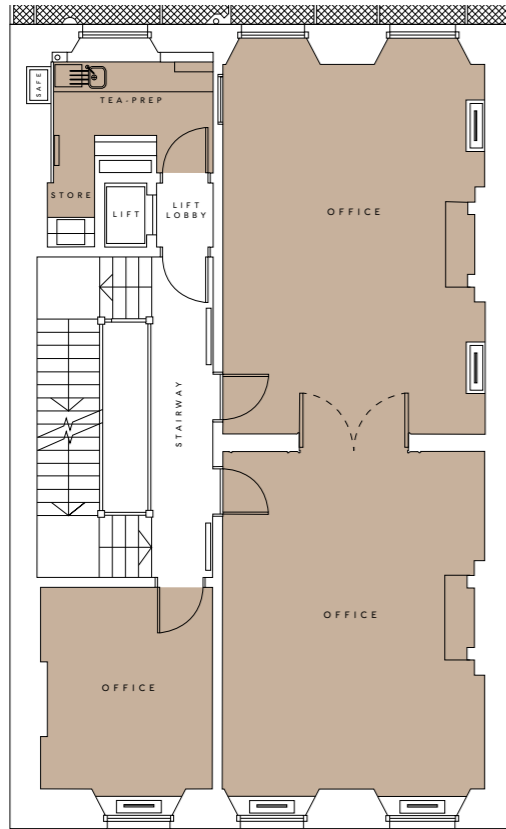
GROUND
FLOOR

823.5 SQ FT
76.5 SQ M



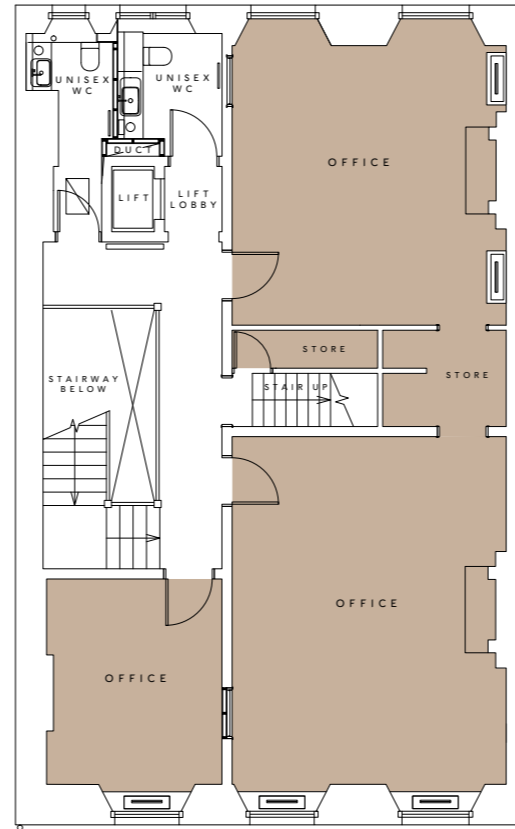
CHARLOTTE SQUARE

FIRST FLOOR



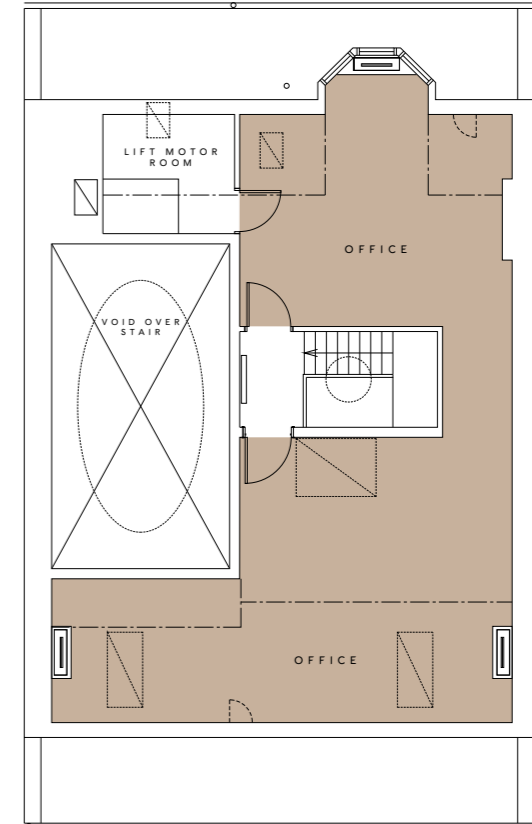
1,049.5 SQ FT
97.5 SQ M

SECOND FLOOR



947 SQ FT
88 SQ M

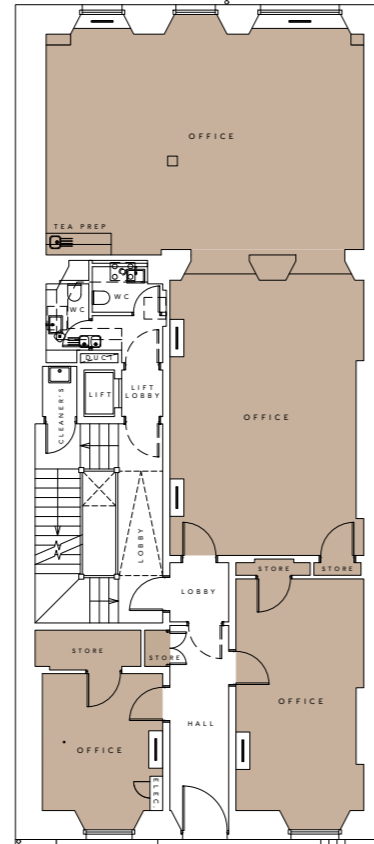
THIRD FLOOR



613.5 SQ FT
57 SQ M

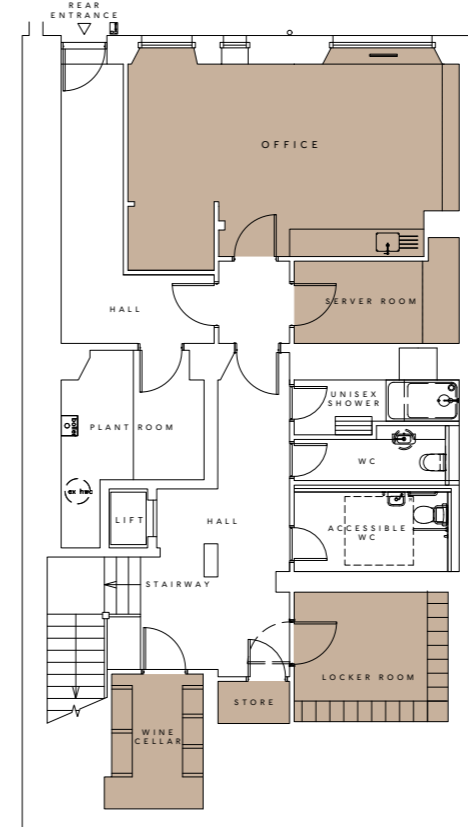


LOWER GROUND FLOOR



1,480 SQ FT
137.5 SQ M

GARDEN LEVEL



586.5 SQ FT
54.5 SQ M



9 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.
- Access control and video display system.

Lift

- A lift provides access to all floors except third floor.

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 garden levels are accessed via a separate stair.
- 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, deafening is installed to provide sound insulation. 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.
- Cat 6 data cables are provided and contained within the floor void. A dedicated server room is provided at lower ground floor level.

Tea Preparation Areas

- Tea preparation areas at lower ground and first floor levels are provided.

Toilet/ Shower Facilities

- The building has 6 toilets, 1 acc. toilet and 1 shower.

Cycle Store Drying Room & Lockers

- There is a secure covered cycle store.
- 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 BS5839 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.

EPC

- EPC X.

Security

- Dedicated intruder alarm system is provided. CCTV coverage is provided to the front lower ground floor door, rear basement door, lower ground floor server room, ground floor vestibule and ground floor hallway.
- 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 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.
- Private garden to rear of 9 Charlotte Square.
- Ease of access by public transport.
- Cycling facilities including shower and bike racks.
- Use of renewable energy suppliers.
- EPC X.





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
36 North Castle Street
Edinburgh EH2 3BN

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

CHARLOTTE SQUARE COLLECTION.COM

MISREPRESENTATION

CBRE and CuthbertWhite for themselves and for lessors of this property, whose agents they are, give notice that: 1: The particulars are produced in good faith, but are general guide only and do not constitute any part of a contract. 2: No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3: The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. Produced by Designworks.

February 2025

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