



11

CHARLOTTE
SQUARE

EDINBURGH

11



TO LET
—
SELF-CONTAINED
OFFICE SUITE

1,328 SQ FT

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

It is a recently refurbished self-contained office suite over lower ground and garden levels. The suite is accessed at lower ground level from Charlotte Square via its own front door. The offices are cellular in nature and provide large rooms suitable for office use, meeting rooms and storage.

The suite has its own dedicated toilet, shower and tea preparation facilities.

Private garden with seating.

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

Car parking is available.





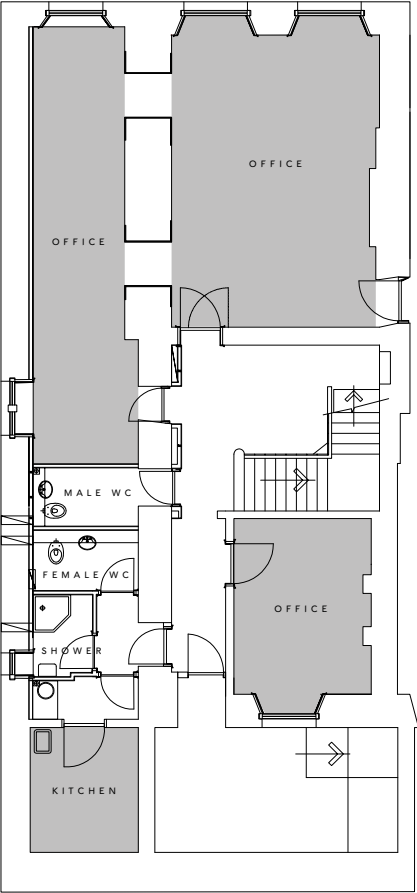


SCHEDULE OF
AREAS

LOWER GROUND	853 SQ FT 79.3 SQ M
GARDEN LEVEL	475 SQ FT 44.1 SQ M
TOTAL:	1,328 SQ FT 123.4 SQ M

LOWER
GROUND
FLOOR

853 SQ FT
79.3 SQ M



CHARLOTTE SQUARE

GARDEN
LEVEL

475 SQ FT
44.1 SQ M

