

9

CHARLOTTE  
SQUARE

EDINBURGH

9



TO LET

—

EXCEPTIONAL TOWNHOUSE  
5,553 SQ FT

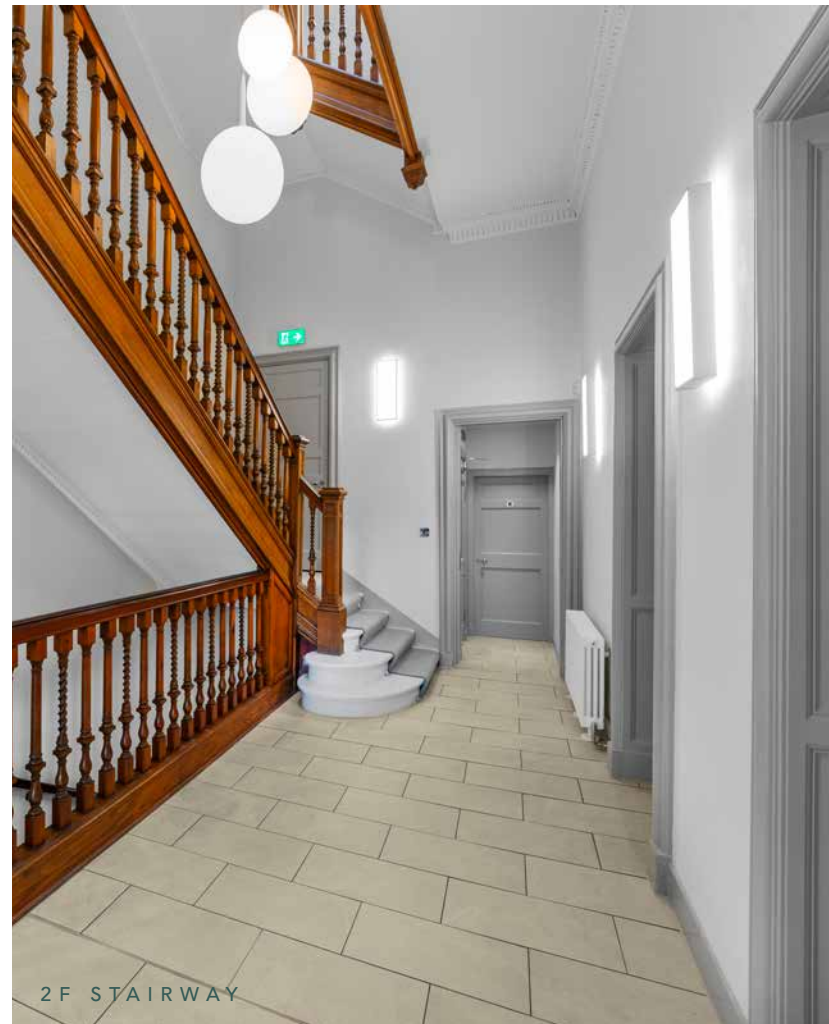
9 Charlotte Square is part of The Charlotte Square Collection, a portfolio of 23 Georgian townhouses providing the highest quality office accommodation in Edinburgh.

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

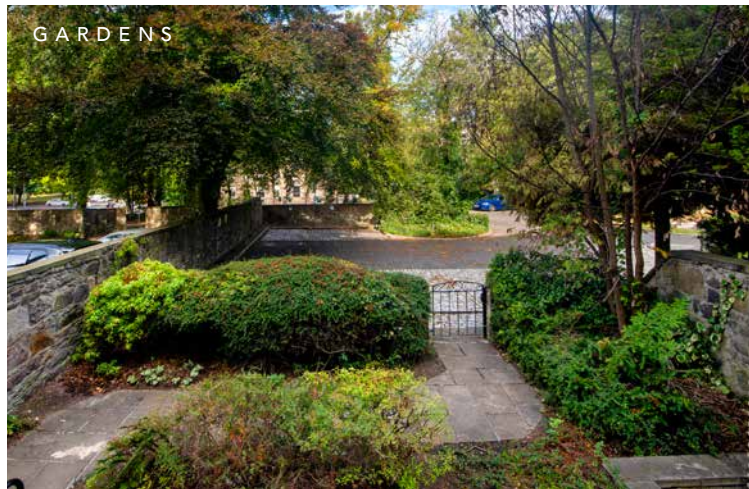
The Charlotte Square Collection is home to international financial businesses, private family offices and Scottish corporates.



## 9 CHARLOTTE SQUARE



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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

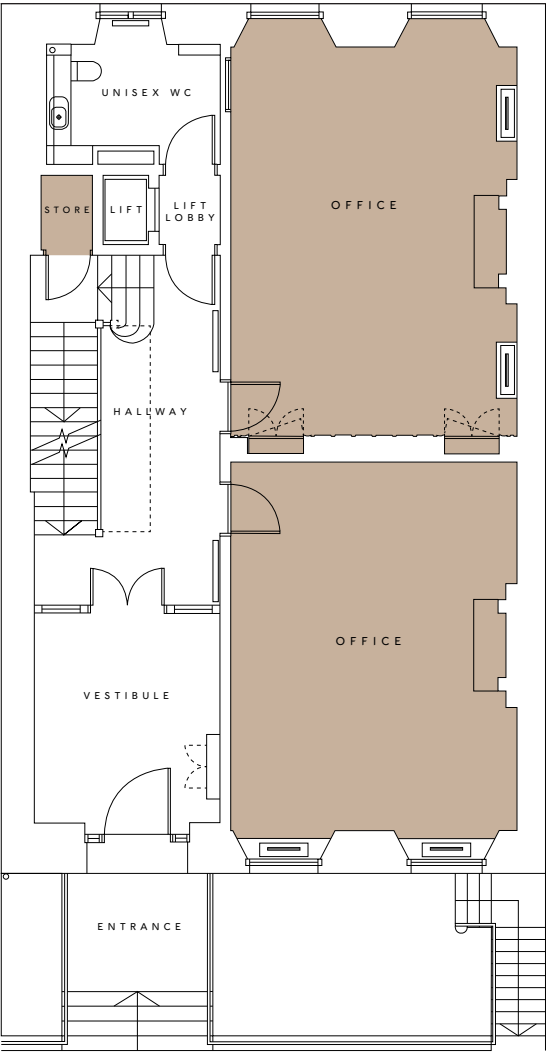


SCHEDULE OF  
AREAS

THIRD	590 SQ FT 54.9 SQ M
SECOND	944 SQ FT 87.7 SQ M
FIRST	1,072 SQ FT 99.6 SQ M
GROUND	808 SQ FT 75.1 SQ M
LOWER GROUND	1,564 SQ FT 145.3 SQ M
GARDEN LEVEL	575 SQ FT 53.4 SQ M
TOTAL:	5,553 SQ FT 515.9 SQ M

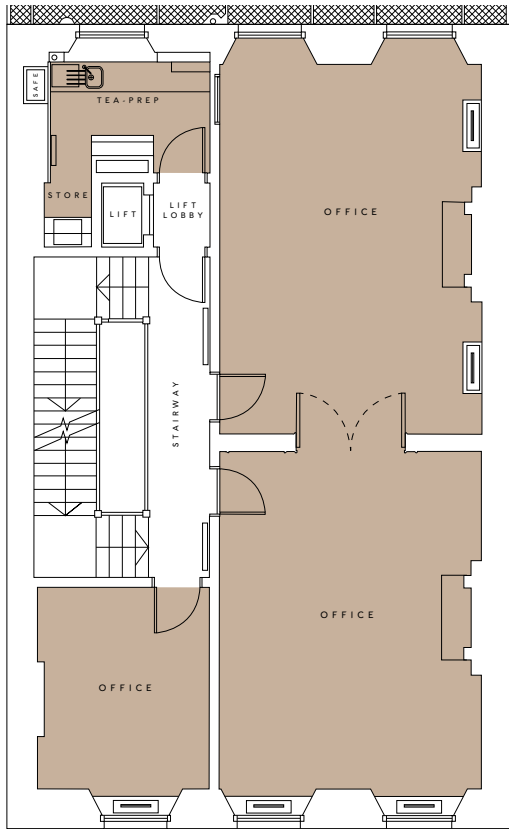
GROUND  
FLOOR

808 SQ FT  
75.1 SQ M



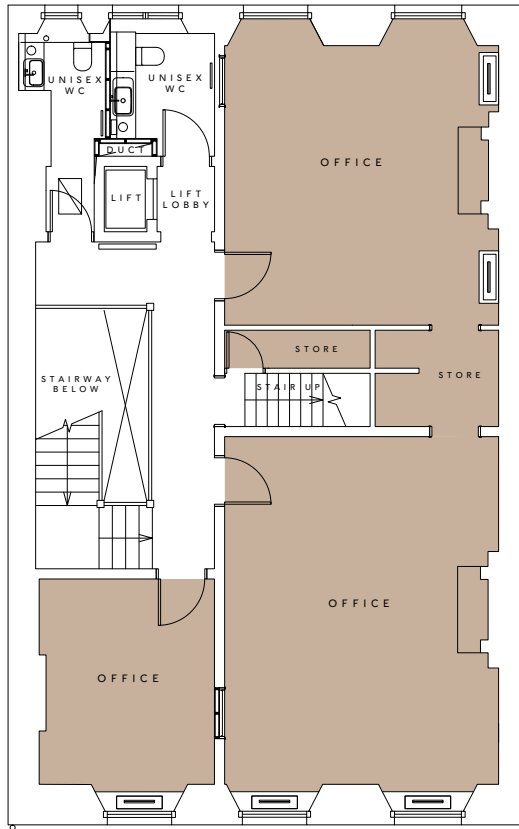
CHARLOTTE SQUARE

FIRST FLOOR



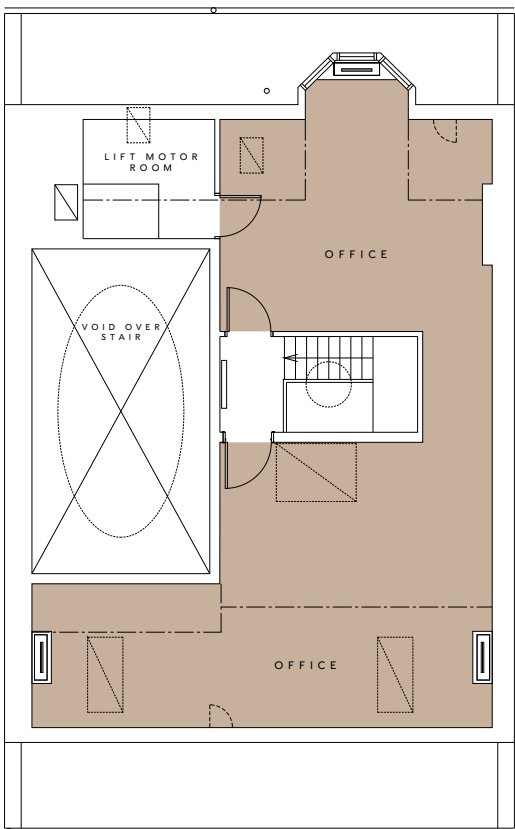
1,072 SQ FT  
99.6 SQ M

SECOND FLOOR



944 SQ FT  
87.7 SQ M

THIRD FLOOR

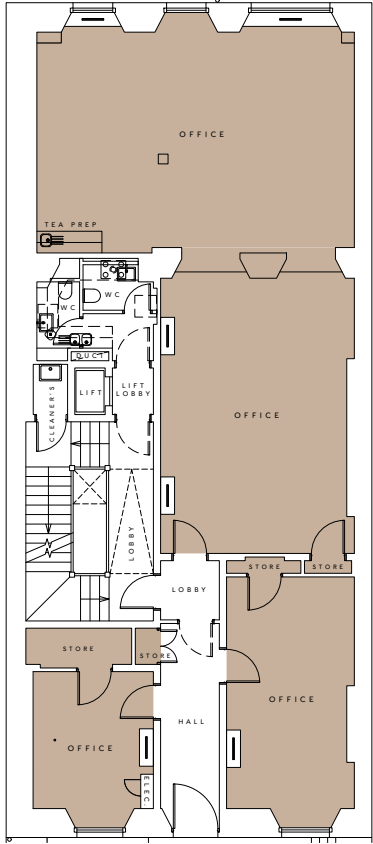


590 SQ FT  
54.8 SQ M



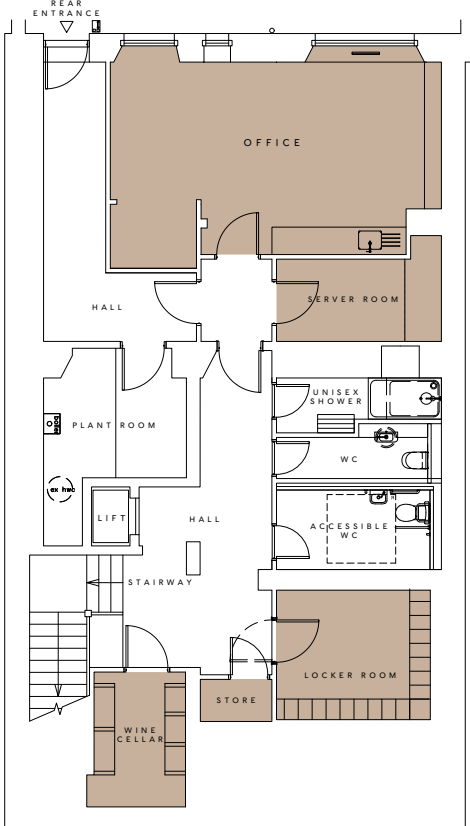


LOWER GROUND FLOOR



1,564 SQ FT  
145.3 SQ M

GARDEN LEVEL



575 SQ FT  
53.4 SQ M



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 A.

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 A.







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## CBRE

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## CHARLOTTE SQUARE COLLECTION.COM

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