



18
CHARLOTTE
SQUARE

EDINBURGH

—
AVAILABLE NOW

TO LET
—
EXCEPTIONAL
1ST FLOOR OFFICE

2,496 TO 3,174 SQ FT

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

This first floor benefits from a modern extension and provides a unique combination of period and open plan office accommodation over a single floor. The floor is available in whole or part

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



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 nearby.

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

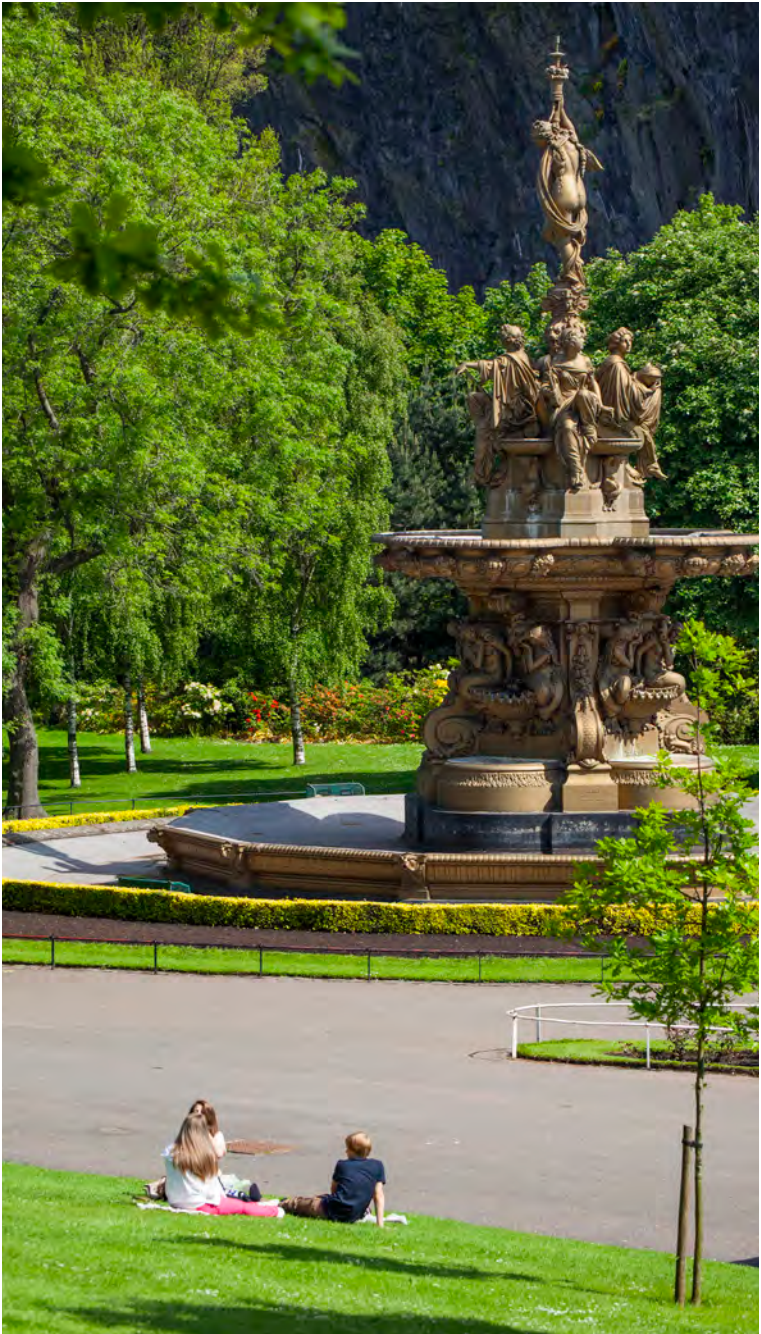
Together with its formal central garden, the Square presents a refined haven within the vibrant city centre.

18 CHARLOTTE SQUARE





REFINED
CITY CENTRE
LOCATION





RECEPTION



KITCHEN

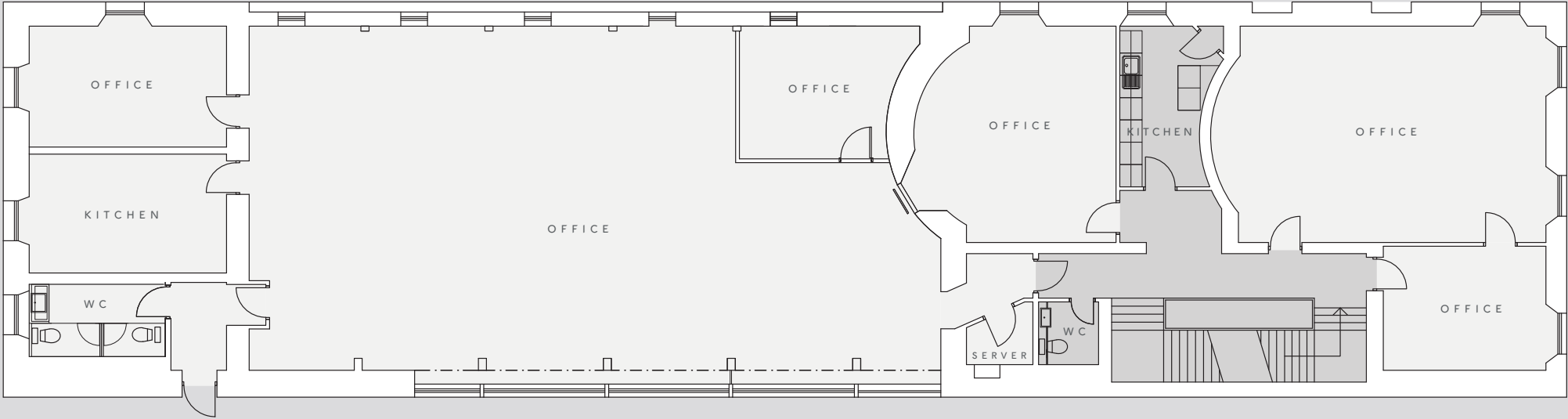


FIRST FLOOR OFFICES





FIRST FLOOR OFFICES



CHARLOTTE SQUARE

FIRST
FLOOR

3,174 SQ FT
295 SQ M



SPECIFICATION

Reception

- The main entrance to the building is approached from Charlotte Square. A storm door leads to an inner vestibule and the central circulation area with an open staircase.
- Client waiting area with seating.
- High quality carpeting throughout.
- Access control.

Staircases

- Traditional open staircase with grand cupola gives access from reception to the 1st floor.

Offices

- The office areas benefit from high ceilings and fantastic natural light.
- Exceptional wood panelled boardroom with traditional features and views over Charlotte Square.
- Walls, ceilings and cornices are painted.
- Traditional doors and skirtings are provided throughout.
- Cat 6 data cables are provided and contained within the floor voids.
- Open plan floorplate. This part of the floor has a self-contained meeting room, kitchen and server room.

Tea Preparation Areas

- There is a newly refurbished communal kitchen facility on the 1st floor.

Toilet Facilities

- There is 1 toilet at 1st floor level within the common parts and two toilets at lower ground floor level.
- The toilets are finished to a high standard.
- Two additional toilets to the rear of the open plan floorplate.

Showers

- At lower ground floor level there are 2 showers.

Heating System

- Gas central heating system.

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.

EPC

- EPC available on application.

Garden

- Occupiers of Charlotte Square can apply for access to the private Charlotte Square gardens.



Sustainability

- 250 year old building which will be 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.
- Both rooms benefit from extensive natural light given the large, double-glazed sash and case windows.
- The Charlotte Square garden is available for use by the occupiers
- Ease of access by public transport.
- Showers and bike racks.
- An independent personal trainer operates from the lower ground floor of the building offering an on-site fitness amenity.
- Use of renewable energy suppliers.



