



14



TO LET

—

EXCEPTIONAL TOWNHOUSE  
4,100 SQ FT

14 Charlotte Square will be the latest refurbished townhouse within The Charlotte Square Collection. The Collection is a portfolio of 22 Georgian townhouses providing the highest quality townhouse accommodation in Edinburgh, managed to exceptional standards.

The building design incorporates beautiful finishes throughout, and sustainability is at its heart. The building will be all electric and is targeting EPC A. There will be high quality showers, drying room and bicycles facilities.

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

14 CHARLOTTE SQUARE



14  
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.





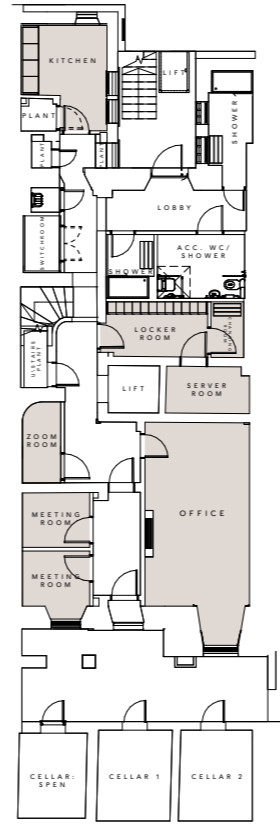
REFINED  
CITY CENTRE  
LOCATION



SCHEDULE OF  
AREAS

THIRD	760 SQ FT 71 SQ M
SECOND	884 SQ FT 82 SQ M
FIRST	898 SQ FT 83 SQ M
GROUND	820 SQ FT 76 SQ M
LOWER GROUND	747 SQ FT 69 SQ M
TOTAL:	4,109 SQ FT 382 SQ M

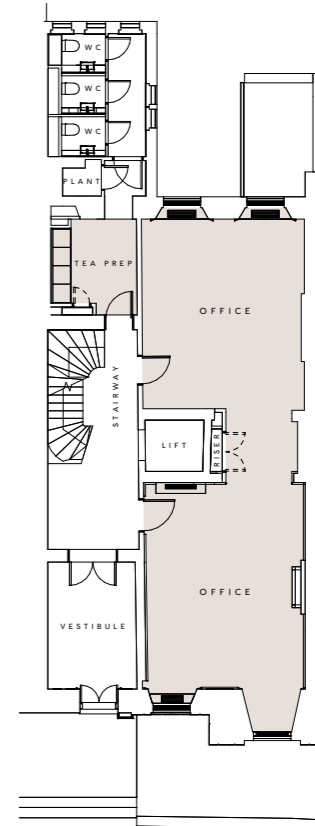
LOWER GROUND FLOOR



747 SQ FT  
69 SQ M

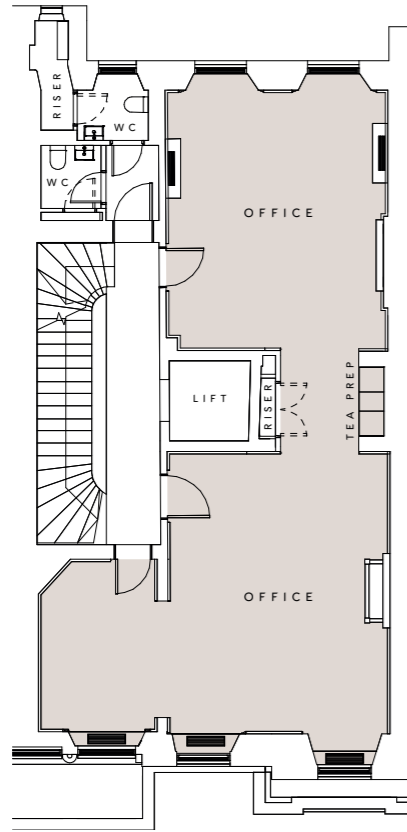


GROUND FLOOR



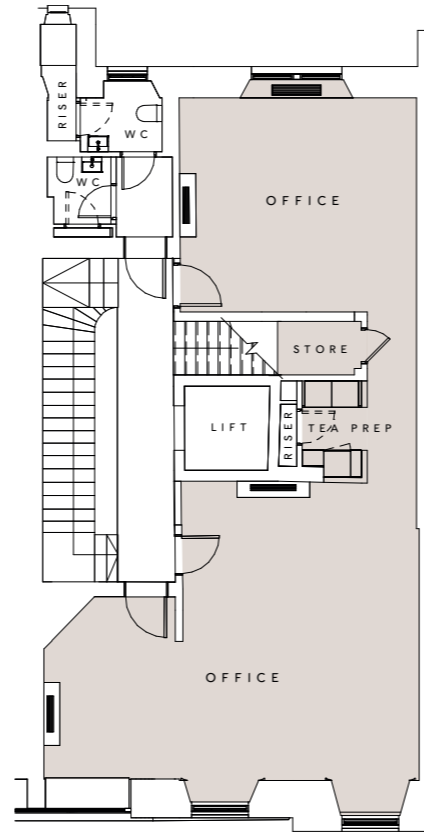
820 SQ FT  
76 SQ M

FIRST FLOOR



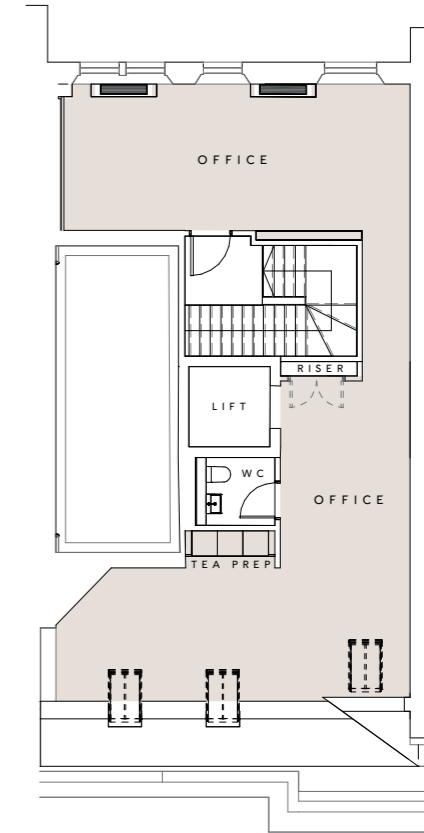
898 SQ FT  
83 SQ M

SECOND FLOOR



884 SQ FT  
82 SQ M

THIRD FLOOR



760 SQ FT  
71 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.
- The floor finish is porcelain tiles.
- Access control and video display system.

#### Lift

- A new 8-person passenger lift finished with high quality metal clad walls and ceilings, LED lighting and porcelain floor tiling.

#### 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 third floor is accessed via a separate stair.
- New 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, new deafening is installed to provide sound insulation. New ply timber flooring with accessible service routes and high-quality carpet tiles are provided.
- Walls, ceilings and cornices are painted. New 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. All office lighting has dimming functionality and incorporates automatic daylight adjustment.

- New traditional sash and case windows are provided with slim-line double-glazed units and new ironmongery.
- Cat 6A 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 are provided on every floor, each with a fully fitted fridge.
- There is the potential for an occupier to convert a lower ground floor office into a kitchen as part of their fit out.

#### Toilet Facilities

- Toilet facilities significantly exceeds the minimum standard set out by Building Standards. There are nine toilet units in total including one accessible toilet which is located on the lower ground floor.
- The toilets are finished with porcelain tiled floor, tiled splash backs, high quality white sanitaryware and high-quality composite vanity tops.

#### Showers

- At lower ground floor level there are two self-contained unisex showers and one accessible unisex shower, and changing rooms with underfloor heating.

#### Cycle Store Drying Room & Lockers

- 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 BCO Guide to Specification and BS EN 12464-1 Light and Lighting - Lighting of Workplaces - Part 1 Indoor Work Places.
- 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 BS5389 Part 1 system type L1 is provided.

#### Telecommunications

- Virgin and Openreach connections will be provided to the building. City Fibre is available on Charlotte Square and could be connected in the future.

#### EPC

- Anticipated EPC is A.

#### Security

- Dedicated intruder alarm system is provided. CCTV coverage is provided to lower ground floor and ground floor corridors, external doors at lower ground floor and to the rear car park.
- An access control and swipe card system is provided.

#### Car Park

- Private car parking is available to the rear of the property.

### 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 electric 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, double-glazed 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, lockers (ambient and heated) and secure bike racks.
- Use of renewable energy suppliers.
- Targeting EPC A.





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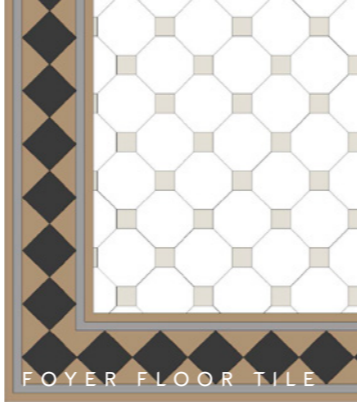
FOYER LIGHT



FOYER WALL COLOUR



FOYER WALL PAPER



FOYER FLOOR TILE



FOYER FIXTURE



FOYER MATT WELL



VESTIBULE LIGHT



STAIRWELL LIGHT FABRIC



LIFT PANELLING



LIFT PANELLING



LIFT PANELLING



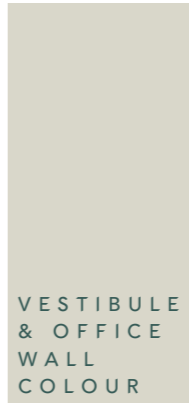
WALL LIGHT



STAIRWELL CARPET



VESTIBULE FLOORING



VESTIBULE & OFFICE WALL COLOUR



OFFICE COLOUR



OFFICE LIGHT FABRIC



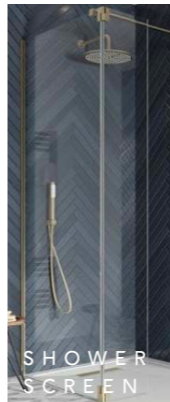
SHOWER TILE



SHOWER WALL COLOUR



SHOWER DRAIN



SHOWER SCREEN



SHOWER FIXTURES



TOWEL RAIL



TOWEL RAIL



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March 2024

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