



TO LET

CITY CENTRE OFFICES

1 CHARLOTTE SQUARE, NEWCASTLE UPON TYNE NE1 4XF

SW

Sanderson
Weatherall

Summary

- City Centre Location
- Low Asking Rent: £8,640 per annum
- Business Rates Relief For Qualifying Businesses
- Attractive Location
- Size: 864 sq ft (80.36 sq m)
- Subject to Contract

Description

1 Charlotte Square is a striking Grade II listed building comprising a Georgian style office arranged over four storeys designed by the famous architect William Newton. The vacant suite is located on the ground floor and is accessed via the central entrance which is elevated and accessed from a short flight of stone steps.

Internally the suite includes two spacious office rooms benefitting from excellent natural light and high ceilings. In addition the suite has its own kitchen and WC facilities. In terms of specification the office is heated by way of gas central heating, vinyl floor coverings, strip lighting and plastered and painted walls and ceilings. The intercom entry system provides secure access for visitors.

Accommodation

We understand that the property provides the following approximate Net Internal Areas:

NIA: 80.36 sq m (864 sq ft)

Asking Rent & Lease Terms

The suite is available to rent at an asking rent of £8,640 per annum with terms to be agreed on an Effective Full Repairing and Insuring basis.



Location

Charlotte Square is a well established and highly accessible location situated in the heart of Newcastle upon Tyne's central business district. Positioned just off Gallowgate and adjacent to Stowell Street and the historic Chinatown area, the square benefits from excellent connectivity to the city's key amenities and transport links.

Newcastle Central Station is within a short walking distance, providing frequent rail services to major UK cities, while numerous bus routes and Metro stations offer convenient local and regional access. The area is home to a mixture of professional offices, independent retailers, and leisure amenities, making it a desirable and vibrant setting for a wide range of commercial occupiers.

Service Charge

A service charge is currently levied to maintain the common areas of the building.

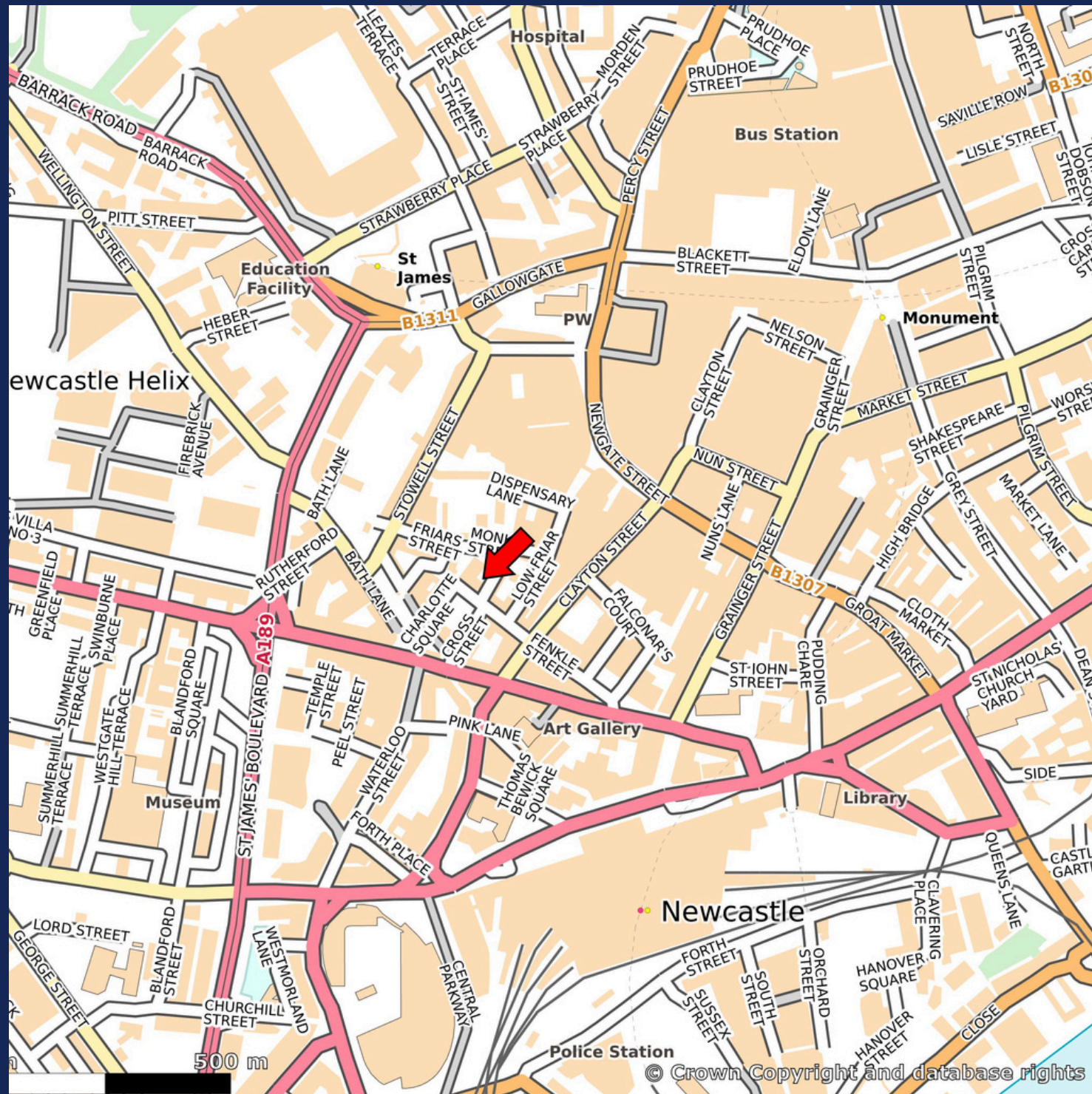
Further information is available upon request.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows;

Rateable Value: £6,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Redcar & Cleveland Borough Council).





Services

We understand that the property benefits from electricity and water service connections, however, any interested party is advised to make their own investigations with regard to this matter. None of the services have been tested or warranted.

Anti-Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



Contact

For further information or to arrange a viewing please contact the sole agents:

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