



TO LET

OFFICE SUITES

5 CHARLOTTE SQUARE, NEWCASTLE UPON TYNE NE1 4XF



**Sanderson
Weatherall**



Summary

- City Centre Location
- Low Asking Rent Starting at £178 pcm
- Business Rates Relief For Qualifying Businesses
- Sizes Range From 267 sq ft (24.77 sq m) to 789 sq ft (73.34 sq m)
- Subject to Contract

Description

5 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. There are currently 5 vacant suites located on the second and third floors of the building which are accessed via the central entrance which is elevated and accessed from a short flight of stone steps.

Internally the suites on the second floor are fully carpeted with suspended ceilings incorporating strip lighting, double glazed timber frame windows and WC facilities. Other occupiers in the building include D6 Culture In Transit. Access to the building is granted via an intercom entry system.

Accommodation

We understand that the suites provide the following approximate Net Internal Areas:

Description	sq m	sq ft	Rent @ £8 psf
2nd Floor Front Left	29.74	320	£2,560 pa
2nd Floor Front Right	24.77	267	£2,136 pa
2nd Floor Rear	TBC	TBC	£TBC
3rd Floor Front	55.71	600	£4,800 pa
3rd Floor Rear	73.34	789	£6,312 pa



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 service 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.

Lease Terms

The suites are available to rent for a term of years to be agreed and on an Effective Full Repairing and Insuring Lease.

Service Charge

A service charge is currently levied to maintain the common areas and external envelope of the building. Further information is available upon request.

Energy Performance Certificate

The property has an Energy Asset Rating of Band C (62). A full copy of the Energy Performance Certificate (EPC) can be obtained via the following link below:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK





Business Rates

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

2 nd Floor Front Left:	£3,700
2 nd Floor Front Right:	TBC
2 nd Floor Rear:	£4,200
3 rd Floor Front:	£3,200
3 rd Floor Rear:	£4,200

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City 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 tenant.

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.





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