



To Let

i6 Charlotte Square

Newcastle upon Tyne, NE1 4XF

 **naylors**

To Let

Flexible Office Space

250 – 1,000 Sq Ft
(23.22 – 92.9 Sq M)

- Variety of suite sizes available
- Great City Centre location
- A Premier business centre
- Manned reception desk
- Inclusive rent



Location

Located in Newcastle's historic Georgian quarter, i6 Charlotte Square offers a great business location and is just a short walk from Central Station. The property is also in close proximity to the vibrant Grainger Town and Chinatown, it provides excellent transport links and easy access to cafés, restaurants, making it a prime spot for businesses.

Description

i6 Charlotte Square – A Premier Business Location in the Heart of Newcastle.

i6 Charlotte Square offers stylish and flexible office spaces tailored for a range of businesses. Set within a charming historic Newcastle environment, the centre also features a professionally managed central reception and well-equipped meeting facilities.

Located in the vibrant heart of Newcastle City Centre, i6 Charlotte Square boasts excellent transport connections by car, bus, train, and metro, with convenient public parking nearby.

There are variety of high-quality offices available ranging in size from 254 sq. ft. to 935 sq. ft., designed to accommodate businesses of all sizes.

All-Inclusive Rental Packages Include:

- Business rates
- Heating & lighting
- Manned Reception (Monday to Friday 8.30am – 4.30pm)
- Service charges
- Telephone answering service
- On-site security
- Meeting facilities

Rent

£30.00 per sq ft which is inclusive of service charge, building insurance and utilities.

Accommodation

Suite 2	663 sq ft	(61.60 sq m)
Suite 3	520 sq ft	(48.31 sq m)
Suite 5	293 sq ft	(27.22 sq m)
Suite 6	254 sq ft	(23.60 sq m)
Suite 7	663 sq ft	(61.59 sq m)
Suite 8	520 sq ft	(48.31 sq m)
Suite 9	935 sq ft	(86.86 sq m)
Suite 10/11	300 sq ft	(27.87 sq m)
Suite 12	339 sq ft	(31.49 sq m)
Suite 14	477 sq ft	(44.31 sq m)

EPC

The property has an EPC rating of E (119).

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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(s).



