

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

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TO LET

i6 Charlotte Square, Newcastle Upon Tyne,
NE1 4XF

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

Accommodation

The property has the following suites available:

Suites	Sq Ft
Suite 2	663 Sq ft
Suite 3	520 Sq ft
Suite 5	293 Sq ft
Suite 6	254 Sq ft
Suite 7	663 Sq ft
Suite 8	520 Sq ft
Suite 9	935 Sq ft
Suite 10/11	300 sq ft
Suite 12	339 sq ft
Suite 14	477 sq ft

Rent

The suites are offered on an all inclusive rent of £30.00 Per Sq Ft.

Service Charge

This is included within the asking rent of £30 per sq ft.

Building Insurance

This is included within the inclusive asking rent.

EPC

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

Legal Costs

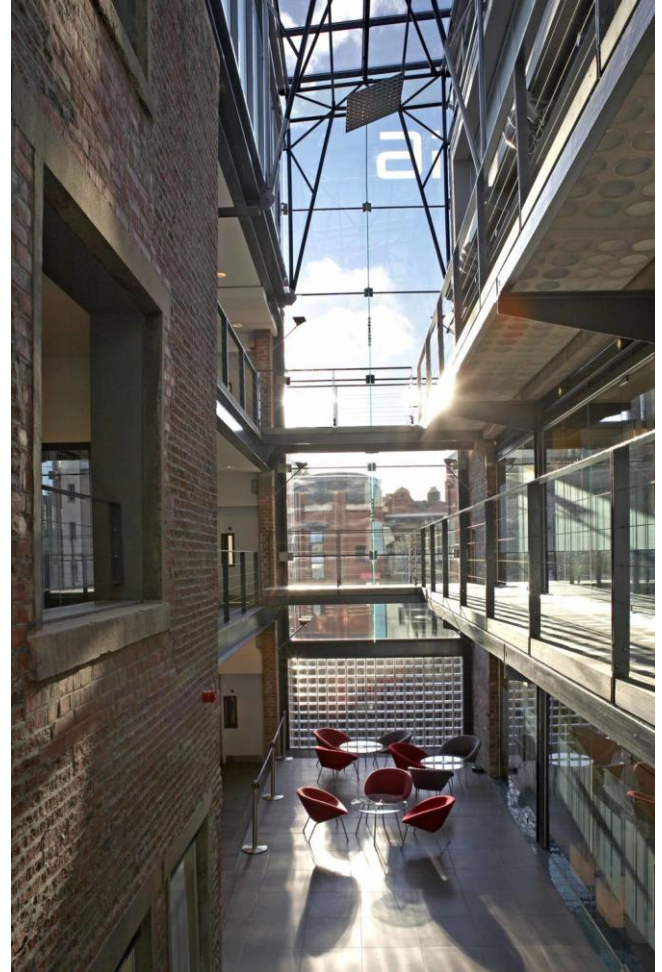
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

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

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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