

A peaceful haven

in the heart of Newcastle City Centre



OFFICES TO LET
Suites available
from 1,330 sq ft
to 7,000 sq ft

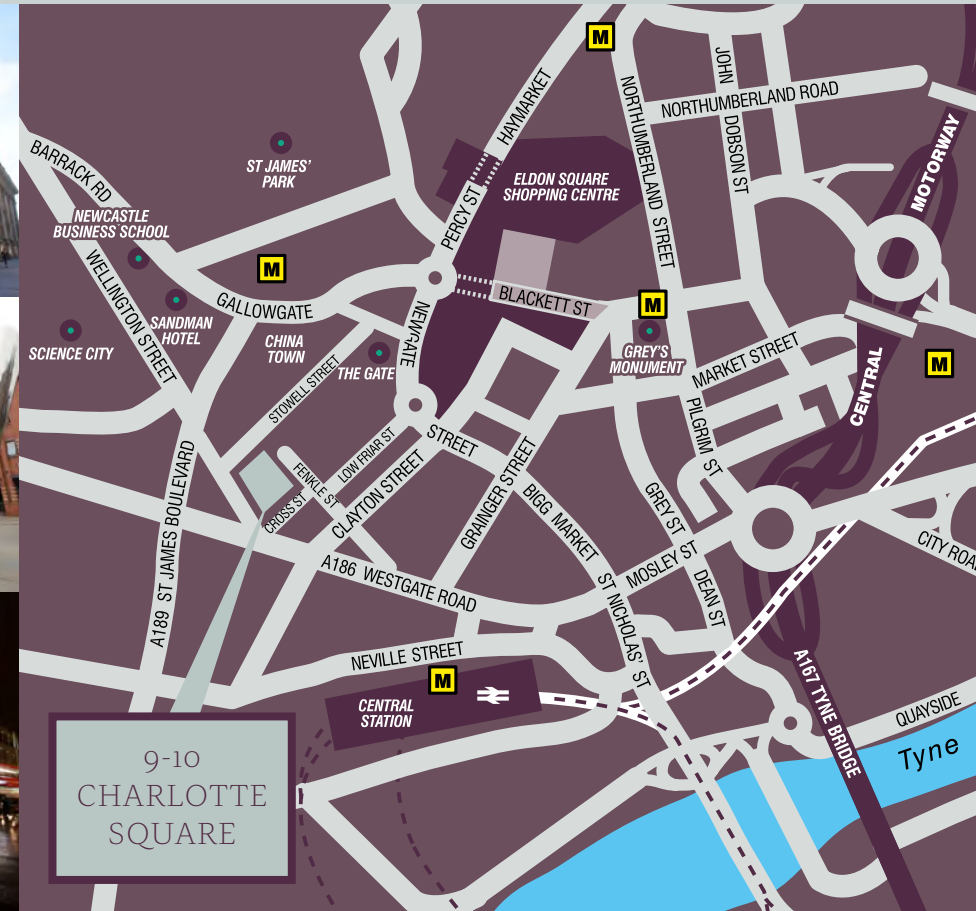
9-10 CHARLOTTE SQUARE | NEWCASTLE UPON TYNE | NE1 4XF

LOCATION

The subject property is located on Charlotte Square in Grainger Town, on the western periphery of Newcastle city centre.

On the edge of the China Town tourist area, the property is a short walk from Newcastle's prime retail core, as well as a number of hotel and leisure venues.

The area also benefits from a high level of services and facilities with Newcastle Central train station and the city's main bus depot located within close proximity. The property provides good communication links via the A186 (Wetsgate Road) which in turn links with the A1(M) and A19 trunk roads, providing easy access to regions further north and south.



DESCRIPTION

The subject property is located on Charlotte Square which comprises 18th century period buildings encompassing a landscaped square on three sides.

Comprising the entire south side of the square, the property demise falls into two distinct parts – the older Grade 2 listed part, laid out as offices spread across three floors overlooking the square, with the upper floors adjoining the newer building which sits on the prominent street corner intersecting Cross Street.

The office accommodation benefits from:

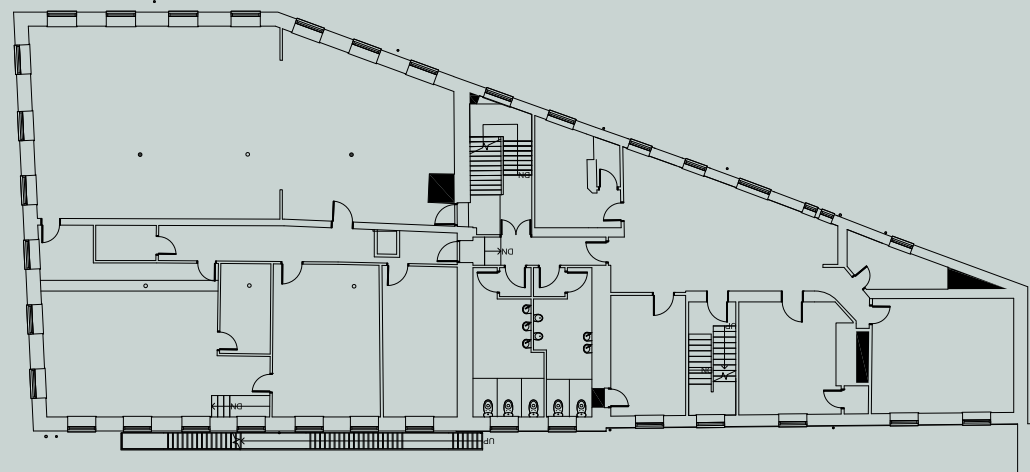
- **Subdivided office accommodation**
- **New LED lighting**
- **Perimeter Trunking**
- **Carpet contribution to be provided**
- **Expansive floor to ceiling height**
- **Male and Female wc's**
- **Kitchen facilities**



Second Floor

ACCOMMODATION (NIA)

| | | |
|--------------------------|------------|-------------|
| First Floor: | 136.2 sq m | 1,465 sq ft |
| Second floor (Option A): | 263.7 sq m | 2,838 sq ft |
| Second floor (Option B): | 388.7 sq m | 4,184 sq ft |
| Third Floor: | 123.6 sq m | 1,330 sq ft |
| Total: | 648.5 sq m | 6,980 sq ft |



RENT

Asking rent of £7.50 per sq ft

RATEABLE VALUE

The property will need to be reassessed upon completion of refurbishment. Parties should direct all enquiries to Newcastle City Council Rating Authority.

LEASE TERMS

Accommodation is available by way of a new effective Full Repairing and Insuring lease for a term to be agreed, subject to periodic rent reviews.

LEGAL COSTS

Each party is to bear their own legal costs incurred during this transaction.

EPC

An Energy Performance Certificate will be commissioned upon completion of the refurbishment and will be available upon request.

VAT

All figures within these terms are exclusive of VAT where chargeable.



FURTHER INFORMATION

Please contact the joint agents:

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Disclaimer: The joint agents for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of the joint agents or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of the joint agents has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of the joint agents or their employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by either of the joint agents. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and the joint agents shall have no liability whatsoever concerning any variation or discrepancy in connection with such. February 2018. Ref: 6529.