



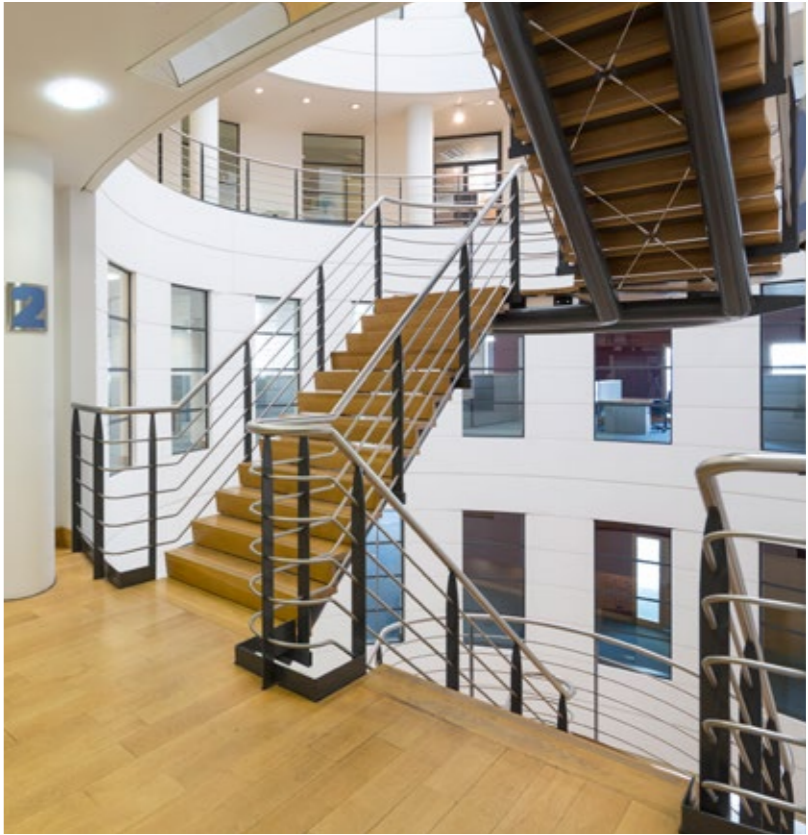
**CENTRAL  
SQUARE SOUTH  
NEWCASTLE**

**GRADE A OFFICE SPACE  
IN ONE OF NEWCASTLE'S  
MOST ICONIC BUILDINGS**

**COMING SOON**

**Standard Life  
Investments**

CENTRAL SQUARE SOUTH OFFERS LARGE AND FLEXIBLE FLOORPLATES.



It is a building that is comfortable to work in, stylish and friendly to the environment. You will find it located adjacent to the exciting Stephenson Quarter mixed use development and is located in close proximity to Central Station, the prime transport hub for the North East of England

This building boasts a spectacular, full-height atrium with a main reception, café and seating area on the ground floor. Finishes include Portuguese limestone flooring which contrast with the elegant oak and stainless steel fixtures.

- SPECIFICATION**
- Air conditioning via displacement air
  - 3m finished floor to ceiling height
  - Fully accessible raised access floor with 450mm void
  - Expansive double-glazed windows
  - 24hr building with continuous reception cover and CCTV 365 days per year
  - Male, female and disabled WC facilities on each floor
  - Shower facilities on each floor
  - 2 x 10-person, high specification lifts and dramatic staircase from atrium
  - Environmentally-friendly building with 'Excellent' BREEAM rating
  - One car parking space per 1,000 sq ft
  - Café bar opportunity on the ground floor

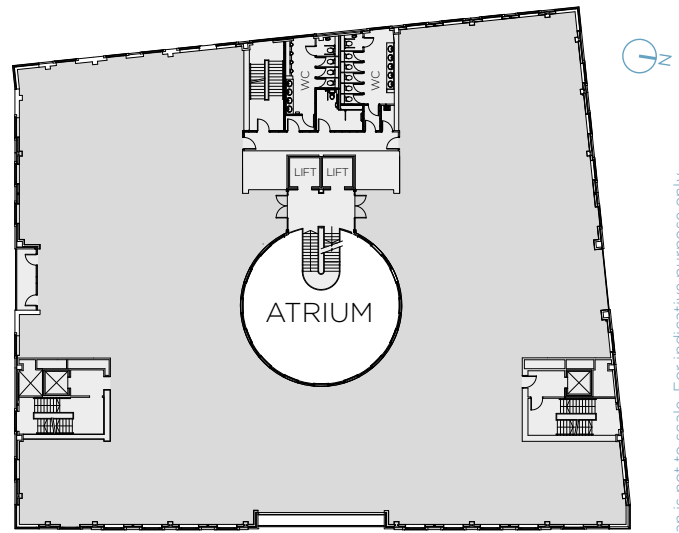


# CENTRAL SQUARE SOUTH NEWCASTLE

## SCHEDULE OF AREAS

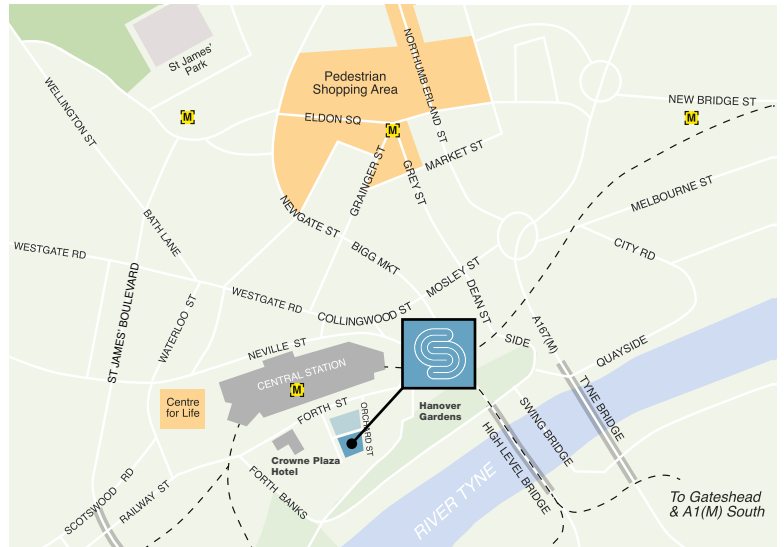
FLOOR	SQ FT	SQ M
Third	13,569	1,261
Second	14,611	1,357
First	13,334	1,239
Mezzanine	1,575	146
Ground Floor	4,474	416
<b>TOTAL</b>	<b>47,563</b>	<b>4,419</b>

TYPICAL FLOOR



MAIN ENTRANCE

Plan is not to scale. For indicative purpose only.



## NEWCASTLE AS A DESTINATION FOR BUSINESS

Central Square South is located by the City's prime transport hub, Central Station and Tyne & Wear Metro, and is also served by the majority of the city bus routes.

The building provides secure barrier controlled car parking immediately opposite the main entrance and a number of basement parking spaces at a ratio of 1:1,000 sq ft.

Located just a few minutes walk from the City Centre, Stephenson Quarter and the lively quayside, you have shopping, culture and entertainment right on your doorstep.

### A FEW OF THE LOCAL AMENITIES INCLUDE:

- Sachins Restaurant
- Crowne Plaza Hotel
- Orchid Restaurant
- Copthorne Hotel
- Forth Bank multi storey car park
- Sleeperz Hotel

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