

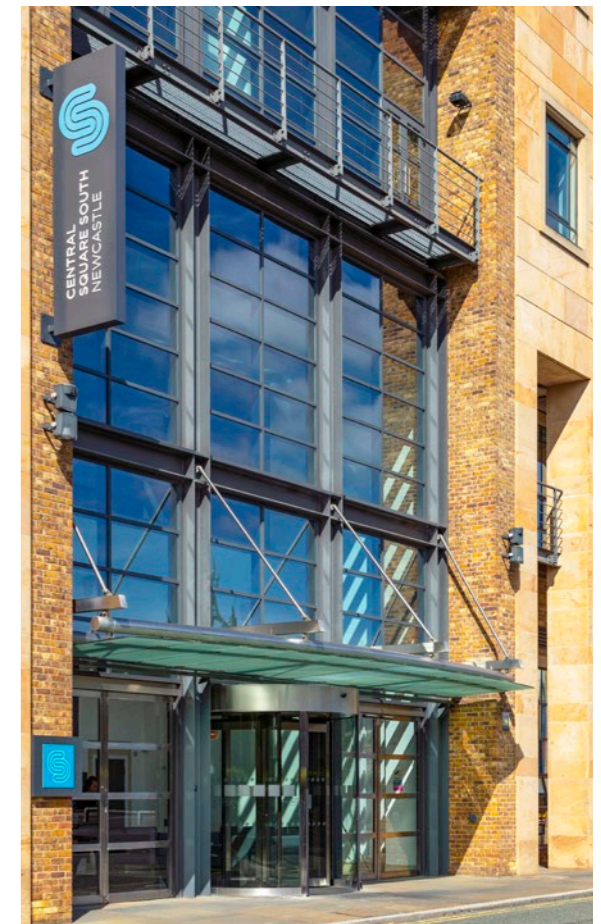


CENTRAL
SQUARE SOUTH
NEWCASTLE

REFURBISHED OFFICE SPACE
IN ONE OF NEWCASTLE'S
MOST ICONIC BUILDINGS

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Central Square South is one of the most striking office buildings in Newcastle upon Tyne. Designed to the highest specification and having recently undergone an extensive refurbishment, Central Square South has set new standards of office accommodation in the city.

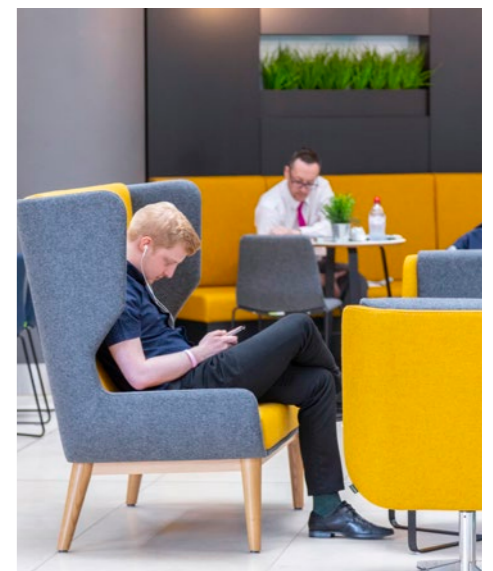


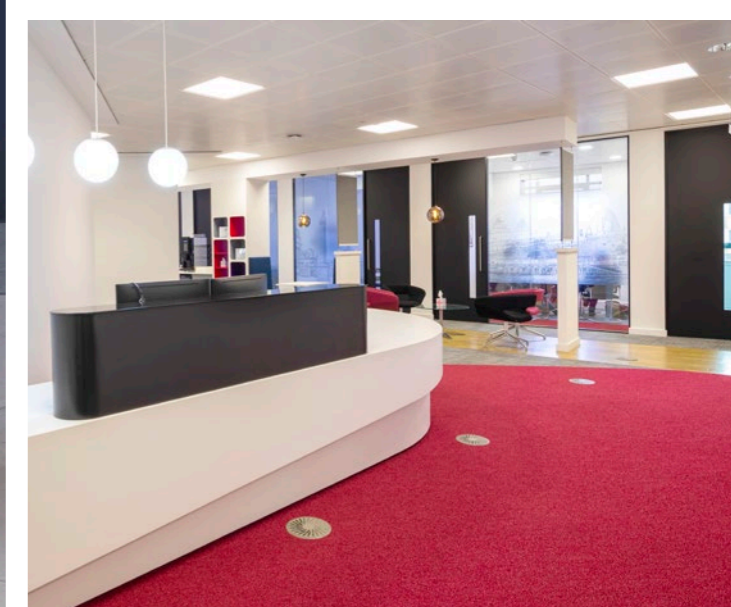
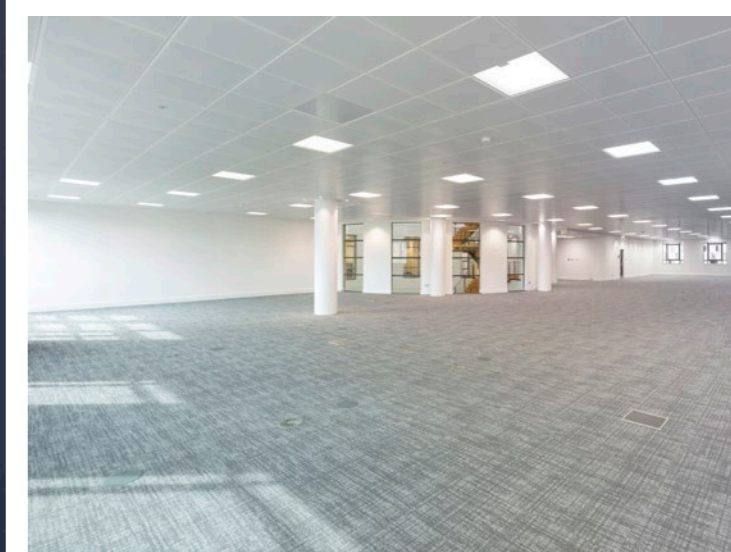
It's adjacency to Newcastle Central Station positions the building at the hub of the city's transport network with access to national rail and the Tyne & Wear Metro system on the doorstep. The building provides secure barrier controlled car parking immediately opposite the main entrance.

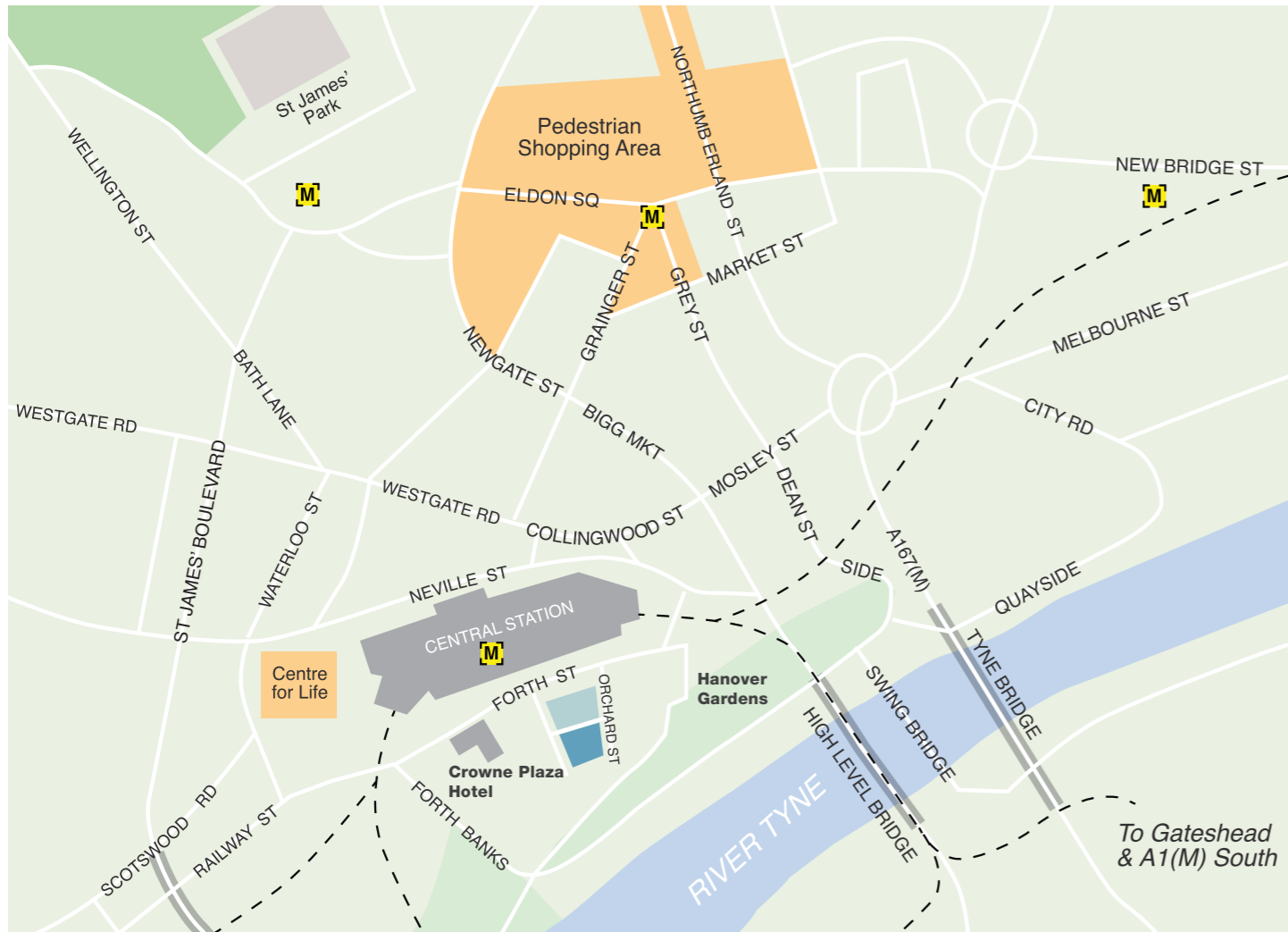


The building is configured across six floors circling an impressive, full height atrium with a 24-hour manned reception, internal coffee shop, operated by Red Bean, shared conference facility and break-out seating area.

To the south and east there are views over the Tyne Bridge towards the Sage Music Centre, Baltic Centre for Contemporary Arts and the Millennium Bridge.

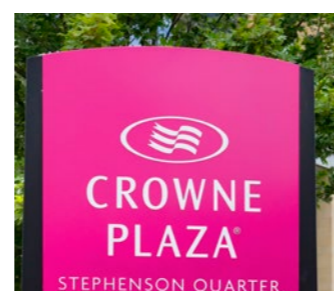






LOCATION

Orchard Street is located directly behind Central Station with excellent access to Rail and Metro services and is easily accessible from Newcastle Quayside and Gateshead Quays.

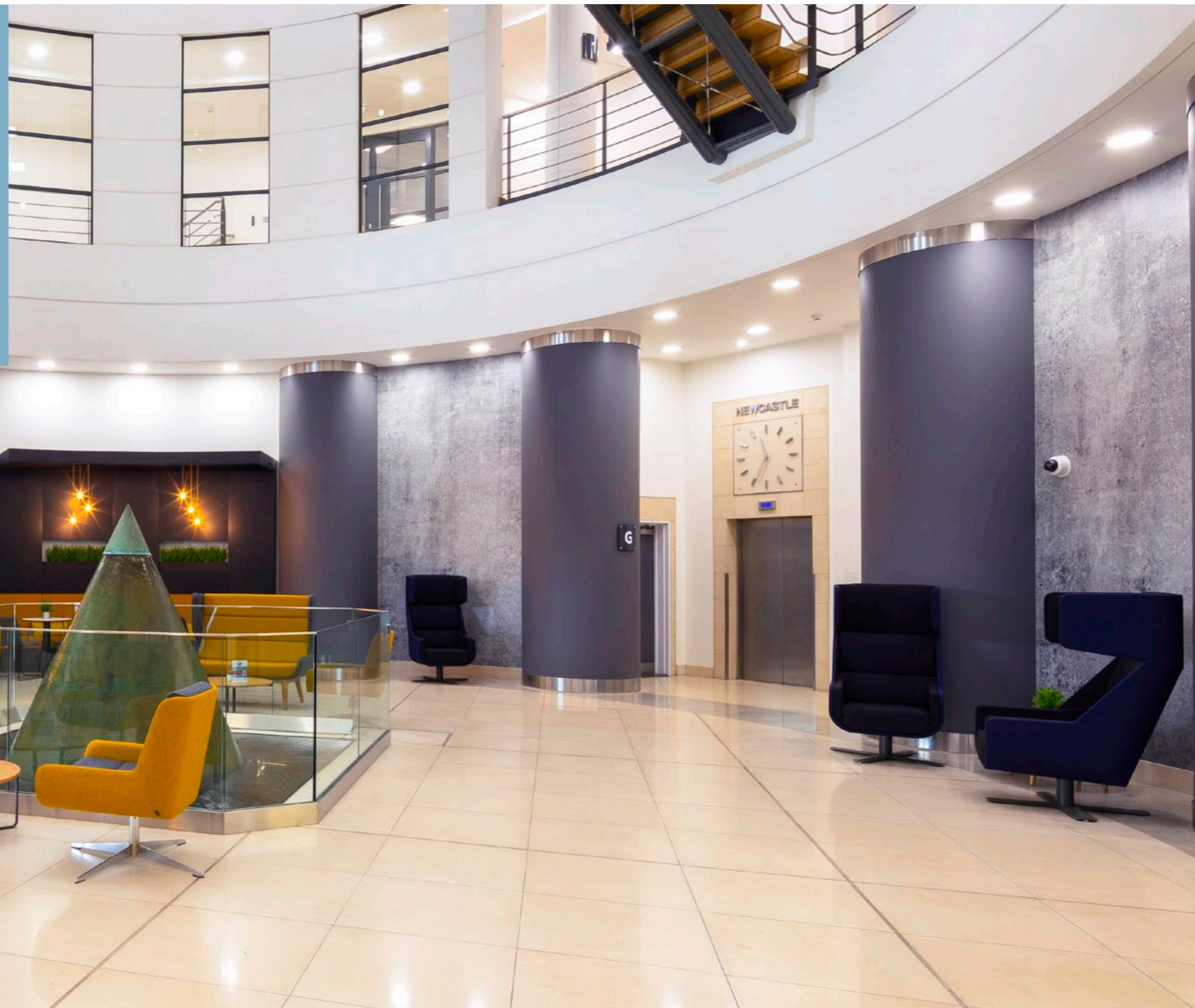


As well as a good range of local, independent bars and delis on its doorstep, Newcastle's main shopping area and a wide range of good quality restaurants and hotels are all within a short walk of Central Square South. Nearby amenities include:

- Crowne Plaza Hotel
- Copthorne Hotel
- Malmaison Hotel
- Hilton Newcastle Gateshead
- French Quarter
- Sachins Restaurant
- House of Tides Restaurant
- Stephenson Quarter Car Park

SPECIFICATION

The building boasts a spectacular, full-height atrium with a generous reception, café and break-out area on the ground floor. Finishes within the common areas include Portuguese limestone flooring contrasting with oak and stainless steel fixtures.



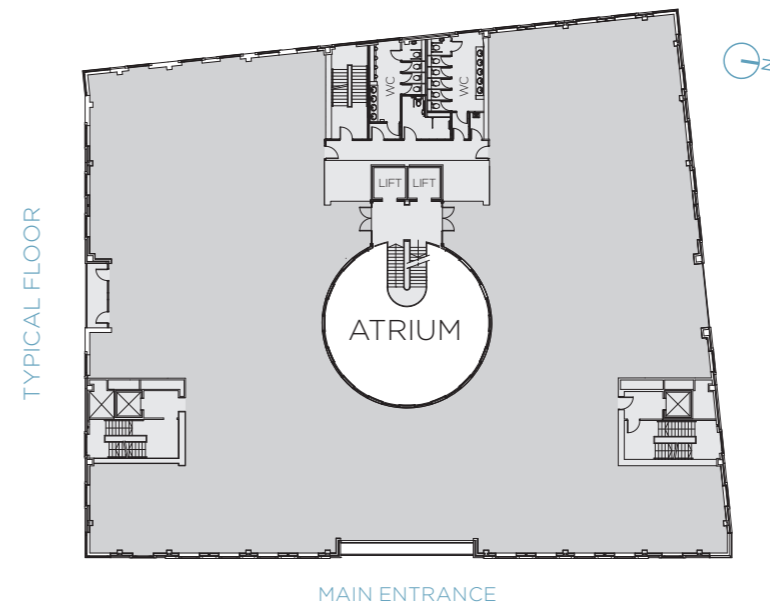
AVAILABILITY

FLOOR	SQ FT	SQ M
Second (part floor)	2,712	252
First	13,334	1,239
TOTAL	16,046	1,491

The office accommodation provides large open plan floor plates configured around a large glazed atrium. The specification of the building includes:

- Air-conditioning via displacement air
- 3m finished floor to ceiling height
- Fully accessible raised access floors with 450mm void
- Expansive double-glazed windows
- 24-hour building with continuous reception cover and CCTV 365 days of the year

- Male, female and disabled WC facilities on each floor
- Shower facilities on each floor
- 2 x 10-person, high specification lifts and feature staircase from atrium
- Environmentally-friendly building with 'Excellent' BREEAM rating
- Dedicated parking on site
- High specification 750 sq ft bookable conference facility located on the ground floor
- Red Bean café located on the ground floor



Plan is not to scale. For indicative purpose only.





CENTRAL SQUARE SOUTH NEWCASTLE

TERMS

The premises are offered on a new effective Full Repairing and Insuring basis for a term to be agreed.

RENT

£25.00 per sq ft per annum exclusive of business rates, service charge and all other outgoings.

RATING

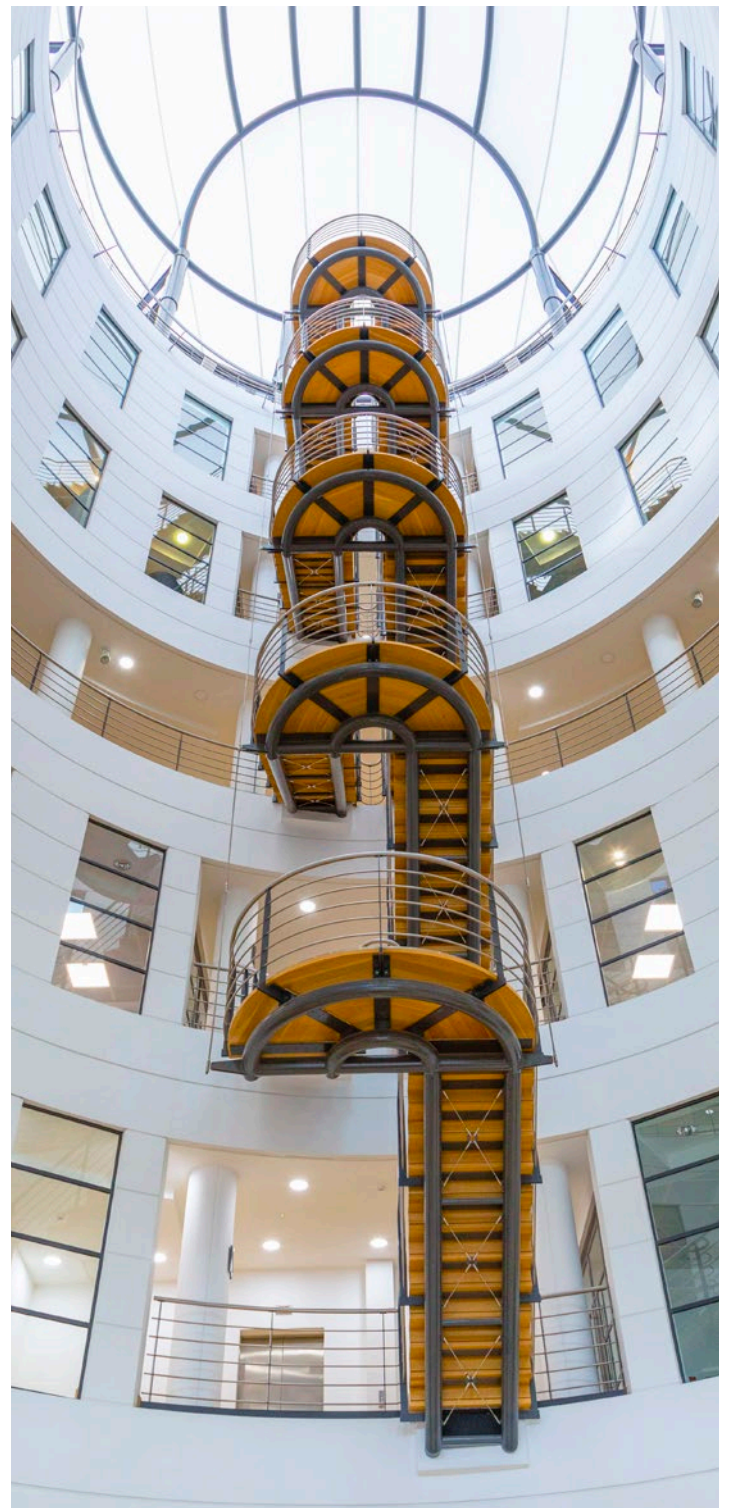
The office suites will need to be reassessed for rating purposes. Based on other assessments within the building, it is estimated that rates payable will be in the region of £7.57 per sq ft. Further enquiries should be made to Newcastle City Council with regards to Business Rates.

SERVICE CHARGE

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building, further details are available upon request.

EPC

A new EPC assessment has been commissioned and will be made available to interested parties.



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