

CROSS HOUSE

WESTGATE ROAD, NEWCASTLE UPON TYNE NE1 4XX



CITY CENTRE OFFICES CLOSE TO CENTRAL STATION

TO LET FROM
3,365 SQ FT TO 13,825 SQ FT





hotel **INDIGO**

JOSEPH COWEN
1825-1901

BONBAR

B
L57



CROSS HOUSE

Neworth

Quayside to Gatesh

BTFS

LOCATION

Cross House is a landmark building at the very heart of Newcastle City Centre, offering an outstanding location only a 2 minute walk from Newcastle Central Train Station.

The City's thriving retail and leisure offer is all close by, including the adjacent Hotel Indigo and various restaurants and bars. The prime retail core of Northumberland Street and Intu Eldon Square can also be reached within a 5 minute walk of Cross House, offering an excellent level of amenities.



Newcastle Central Station



Hotel Indigo



Intu Eldon Square



Northumberland Street

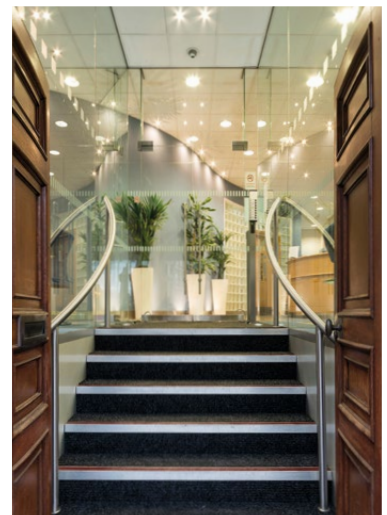
DESCRIPTION

Cross House provides office accommodation over 6 floors and delivers flexible workspace which can provide open plan or cellular layouts, depending on an occupiers specific needs.

Accessed through a prominent ground floor manned reception, the offices are reached via the central lift and stair core and provide the following specification:

- Full access metal raised floors
- Suspended ceilings
- Four pipe VRF cooling and heating
- Open plan
- EPC Rating: E107
- Dedicated WC's accessed from within the office floor plate (1st & 2nd floors)
- Bike Store
- Shower Facilities

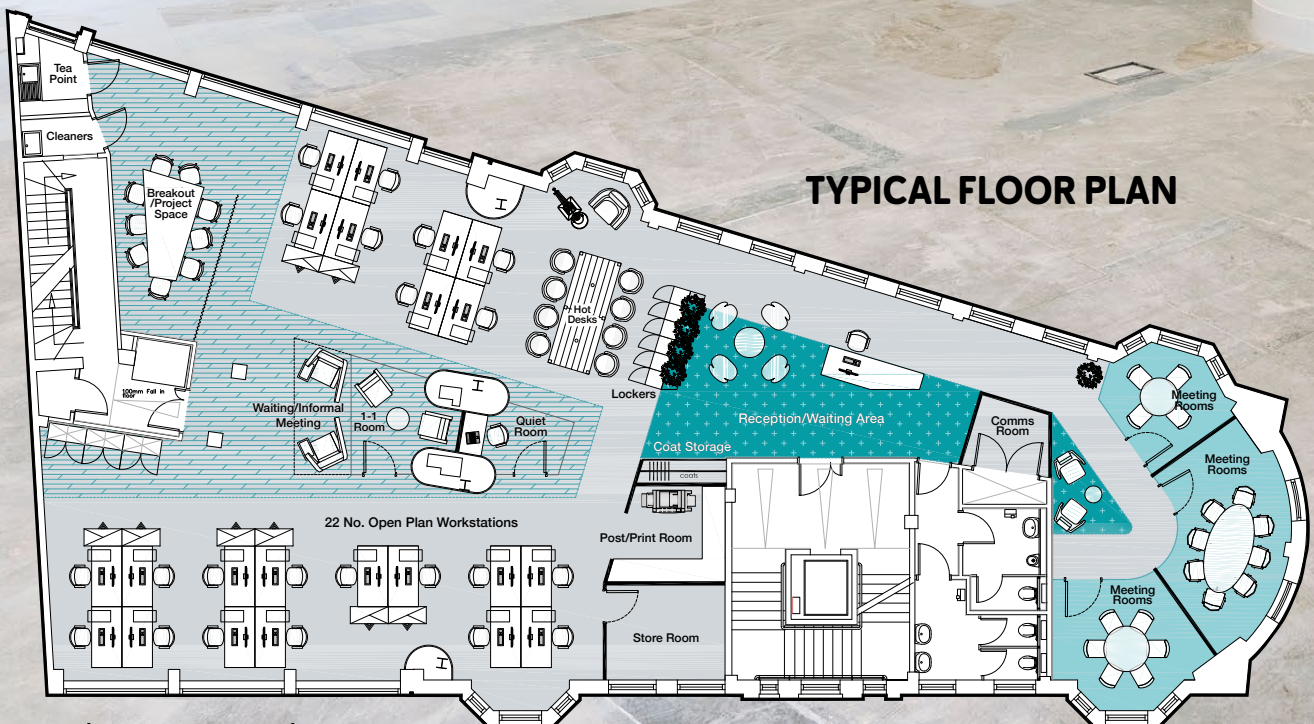
Other occupiers located in Cross House include Turbo Group and IU Consult.



ACCOMMODATION

The available accommodation is located on the ground, first and second floors and provides the following approximate net internal floor areas:

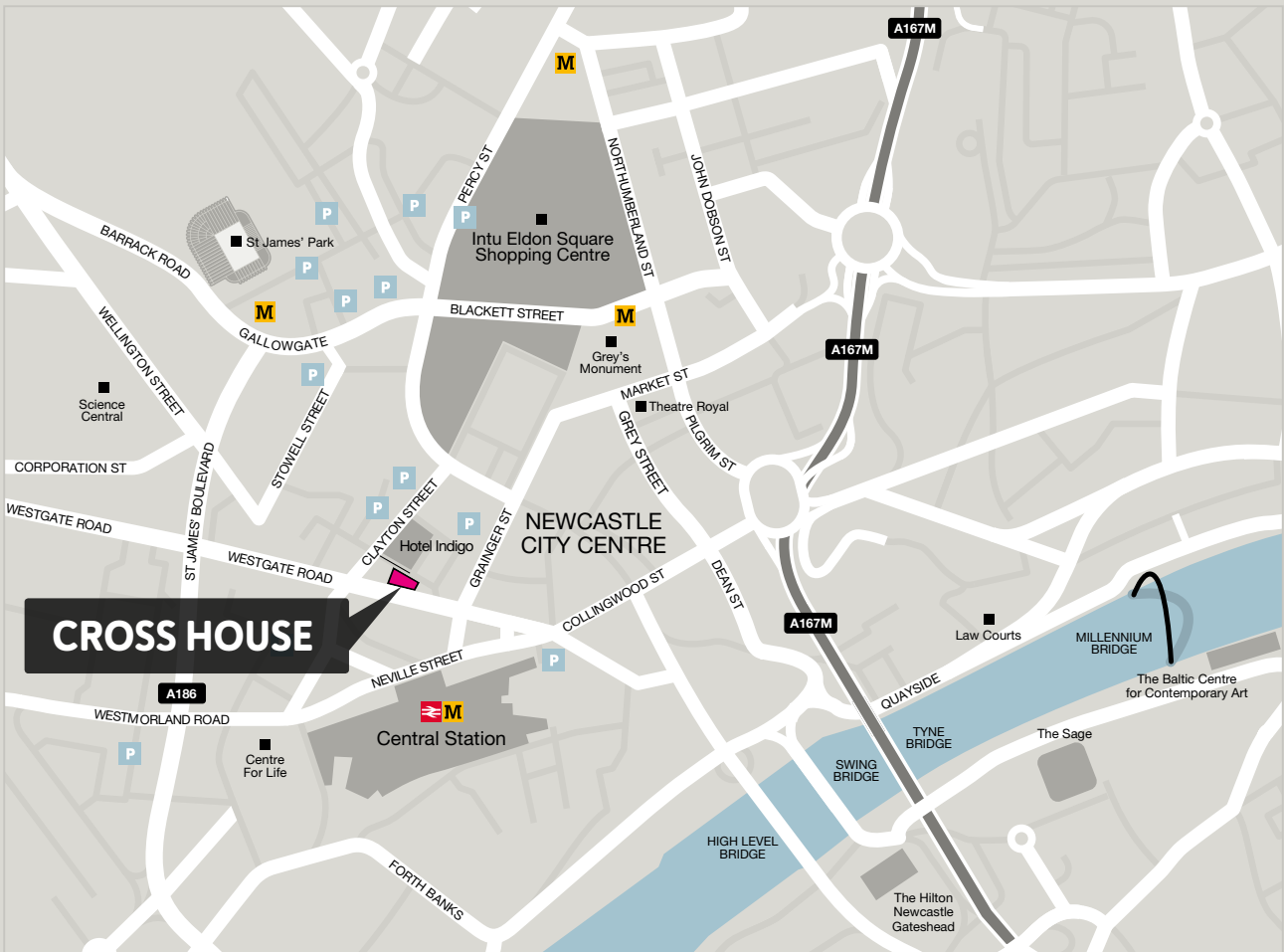
| SUITE | SQ M | SQ FT |
|--------------|-------|--------|
| First Floor | 325 | 3,498 |
| Second Floor | 325 | 3,498 |
| Fourth Floor | 322 | 3,464 |
| Fifth Floor | 313 | 3,365 |
| Total | 1,285 | 13,825 |



TYPICAL FLOOR PLAN

Indicative space plan

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