

FOR SALE

CROSS HOUSE

WESTGATE ROAD, NEWCASTLE UPON TYNE NE1 4XX

Unique opportunity to
purchase a landmark building
in Newcastle City Centre.

Suitable for a range of uses
(Subject to planning)



OVERVIEW

A rare opportunity to purchase a distinctive character building, in a superb position within Newcastle City Centre.

- + Freehold with Vacant Possession
- + Highly prominent 5 storey office building
- + Centrally situated within a 2-minute walk from Central Station
- + Potential for comprehensive office refurbishment
- + Ideal for an office headquarters or an office investment opportunity
- + Potential redevelopment to residential, hotel and other uses, subject to planning
- + Income producing roof level telecoms equipment (Details available upon request)

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LOCATION

Cross House is a striking building at the very heart of Newcastle City Centre, offering an outstanding location only a 2 minute walk from Newcastle Central Train Station. The building is also within a 5 minute walk of Newcastle Helix, the city's major innovation district which is home to the National Centre for Data and National Centre for Aging.

The City's thriving retail and leisure offer is all close by, including the adjacent Hotel Indigo and various restaurants and bars



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NEWCASTLE CITY CENTRE



Newcastle Helix

Newcastle University Business School

St James' Park

Westgate Road

ST JAMES M

Hadrian's Tower

City Gate

China Town

Eldon Garden

CROSS HOUSE

The Gate

Eldon Square

Eldon Square

Centre For Life

Hotel Indigo

Maldron Hotel

Grainger Market

Monument Mall

CENTRAL STATION M

Neville Street

Unite Student Accommodation

MONUMENT M

Crown Plaza Hotel

Royal Station Hotel

Bigg Market

Theatre Royal

Stephenson Quarter

Central Square

Vita Student Accommodation

Grey Street

Boutique Hotel

Central Square South

The Pattern Shop

Pilgrim Street

Worswick Chambers

Copthorne Hotel

Melia Hotel

Castle Keep

Dean Street

Central Motorway

Bank House

Tyne Bridge

DESCRIPTION

Cross House provides office accommodation over 6 floors which can provide open plan or cellular layouts, depending on an occupier's specific needs.

Accessed through a prominent ground floor manned reception, the offices are reached via the central lift and stair core.

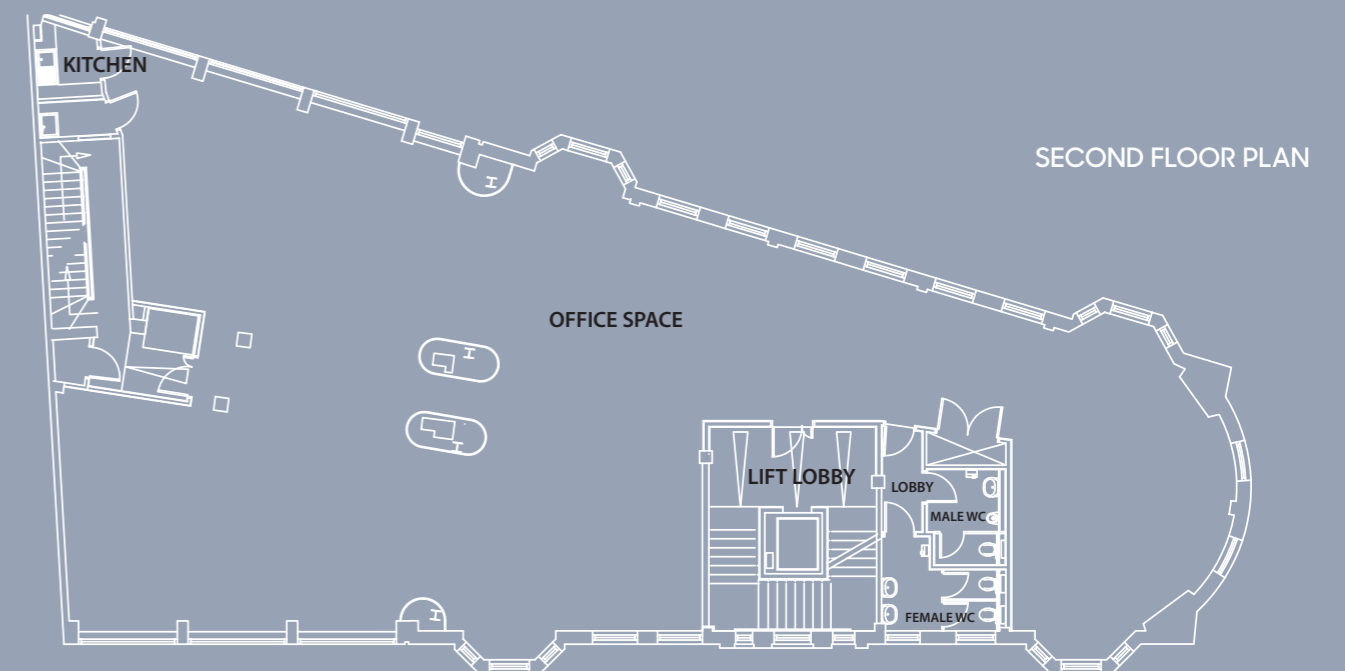
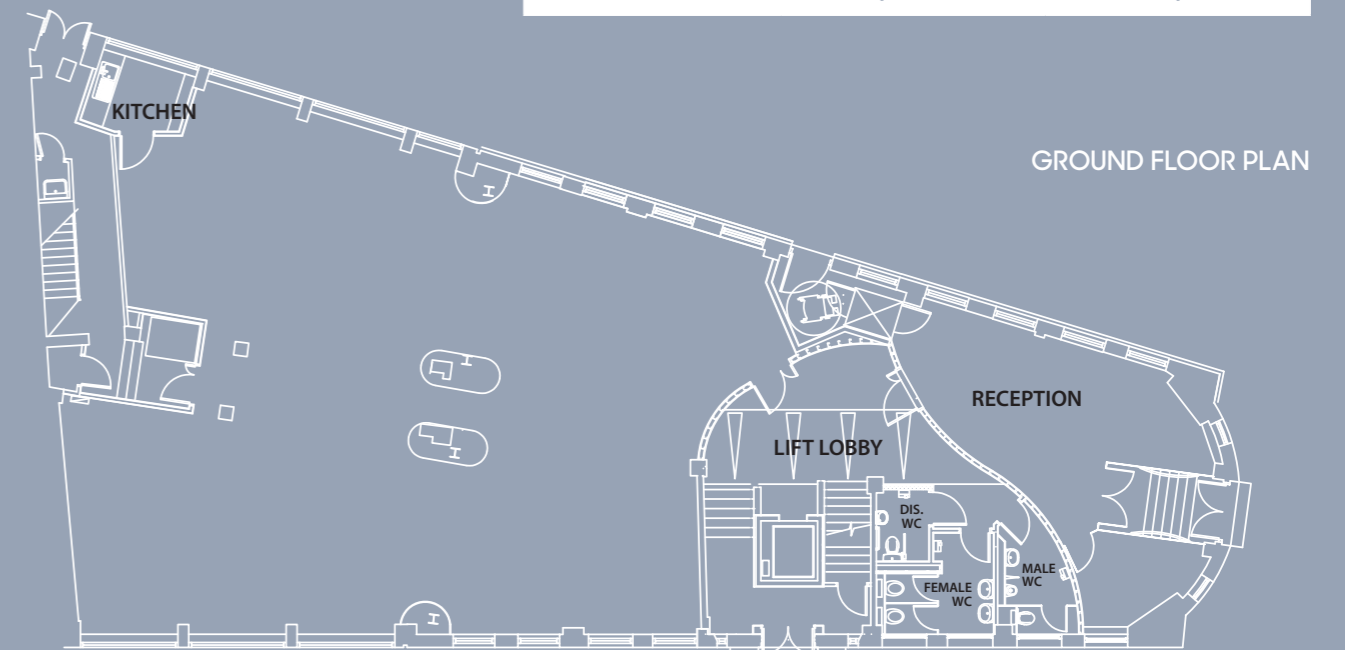
There is a basement which currently provides storage but could be refurbished to provide further amenity space, showers and bike stores.



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ACCOMMODATION

FLOOR	SQ M	SQ FT
GROUND	333.40	3,589
FIRST	325	3,498
SECOND	325	3,498
THIRD	321.82	3,464
FOURTH	322	3,464
FIFTH	313	3,365
TOTAL	1,940.22	20,878



PLANNING

All parties are to make their own enquiries in respect to planning.

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of B - 41.

MONEY LAUNDERING REGULATIONS

In accordance with the UK Government's Money Laundering Directive counterparty due diligence will be required on a company or individual(s) intending purchase the subject property on agreement of heads of terms.

PRICE

Offers in excess of £2m (Two Million Pounds).

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