

WELLBAR CENTRAL

HIGH QUALITY OFFICE ACCOMMODATION | FULLY FITTED SUITES AVAILABLE



Preview our newly refurbished penthouse suite

WELLBAR CENTRAL POSITIONED

NEWCASTLE UNIVERSITY
BUSINESS SCHOOL

ST JAMES' PARK

ST JAMES METRO STATION

WELLBAR CENTRAL



WELLBAR CENTRAL



WELLBAR CENTRAL ESTABLISHED

Wellbar Central provides a total of 118,000 sq ft of prime Grade A office accommodation, with an EPC B rating, in the centre of Newcastle upon Tyne and offers the opportunity to occupy accommodation alongside some of Newcastle's most prestigious tenants.

The property offers suites from 2,634 sq ft up to 25,832 sq ft and is tailored to provide a high level of specification and open floor plates offering an unrivalled level of flexibility for tenant and their fit out.

The ground floor entrance and common parts will shortly be refurbished, creating a contemporary feel throughout the building and introducing a greater level of amenity to the reception area.

The works will extend to the introduction of new shower and changing facilities.



New contemporary reception refurbishment (Indicative image)



WELLBAR CENTRAL

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WELCOME
HELLO
WE WERE
WELLBAR CENTRAL
Cool
Come on in



WELLBAR CENTRAL EQUIPPED

Wellbar Central provides a total of 118,000 sq ft of prime Grade A accommodation offering high quality space with the added flexibility of large open floor plates.



Additional reception seating area

The property features a large modern reception area hosted by the on site management team, leading to four 13 person lifts which provides access to all levels. Each floor benefits from dedicated Male, Female and Disabled toilets including shower facilities.



Ground floor lift lobby

Reception



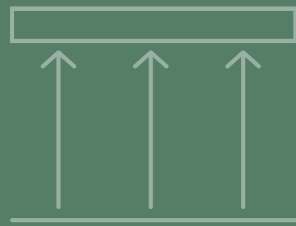
CGI images for indicative purpose only.

WELLBAR CENTRAL EQUIPPED

The available accommodation benefits from the following specification:



EPC rating B



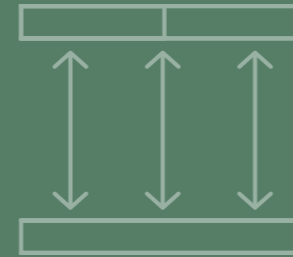
Full access raised flooring



LED Lighting



Refurbished common areas



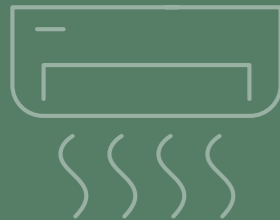
2.7m floor to ceiling height



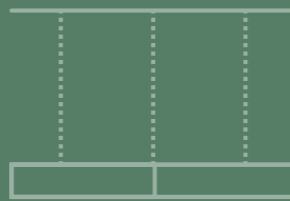
Excellent natural lighting



Fully fitted suites



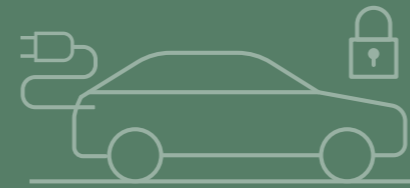
VRF Cooling & Heating



Suspended ceilings



Generous ground floor break out/reception



72 secure basement parking spaces. EV charging is also available within the car park

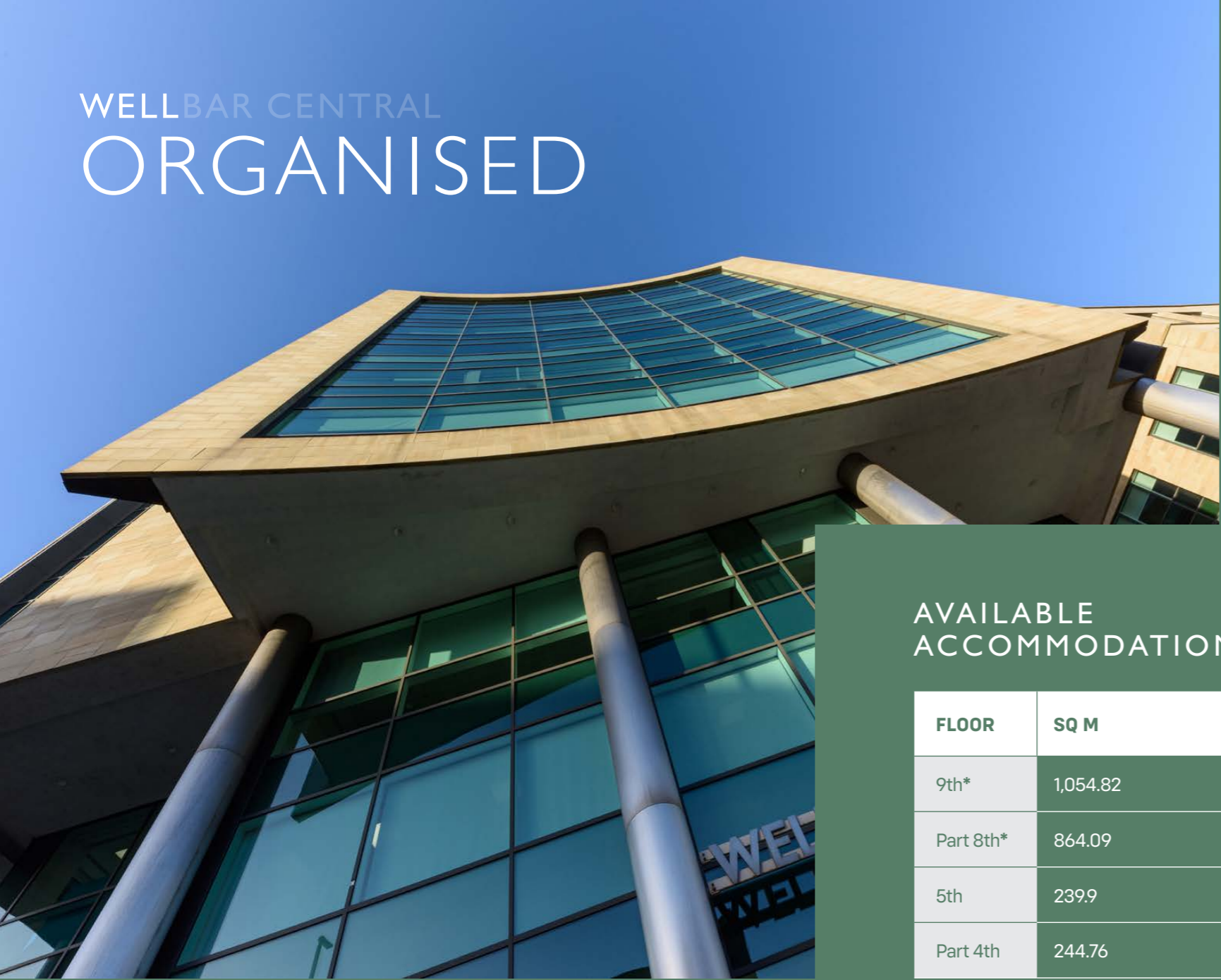


Secure basement cycle store



New shower/changing facilities

WELLBAR CENTRAL ORGANISED



AVAILABLE ACCOMMODATION

FLOOR	SQ M	SQ FT
9th*	1,054.82	11,354
Part 8th*	864.09	9,301
5th	239.9	2,550
Part 4th	244.76	2,634

*Available Mid 2024

THE STACK

FLOOR	TENANT		
9th	Available Mid 2024		
8th	Available Mid 2024	Eversheds	
7th	Global Radio		
6th	Turnitin	Under Offer	
5th	Irwin Mitchell		Under Offer
4th	XPS Pension Group	Advance Business Software	Available Fully Fitted
3rd	Sky		
2nd	Sky		
1st	Sky		
Ground	Reception	Costa Coffee	Greggs

WELLBAR CENTRAL FINISHED

On the part 4th floor, are offering a **fully fitted out suite** of 2,634 sq ft.

The suite will be finished in a contemporary style with a layout that incorporates:

- 24 Workstations*
- 8 person meeting room
- Kitchen
- Collaboration area
- Meeting pod
- Break out space

*Other configurations may be possible.

This offers a **'plug and play'** solution and will be ready to occupy in mid-2023.



Proposed part 4th floor fit out plan



CGI images for indicative purpose only.

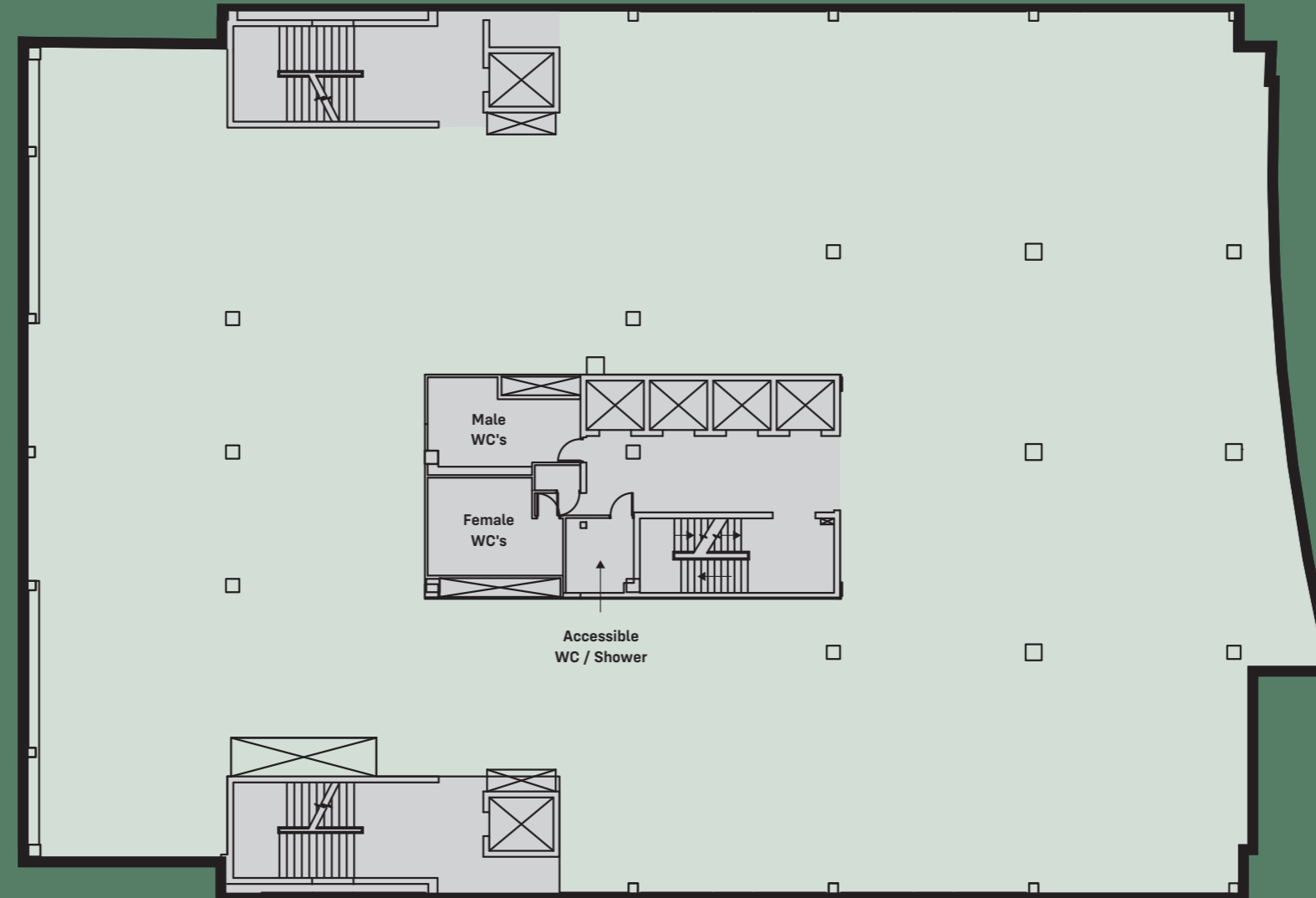
WELLBAR CENTRAL PLANNED

CAT A OPEN PLAN SPACE

Floor plates are arranged around a central core, giving access to lifts and fully refurbished WC's and a shower on each floor (in addition to the shower and changing facilities adjacent to the cycle storage).

The configuration of each floor allows us to sub divide in order to create a range of suites as illustrated in the floor plans shown.

TYPICAL UPPER FLOOR



LEASE TERMS

The accommodation is available by way of a new effective FRI lease for a term to be agreed.

FINANCIAL TERMS

Please contact the agents for further information on pricing, Business Rates and Service Charge.

ENERGY PERFORMANCE

Following completion of the refurbishment works, the building benefits from an **EPC B rating**. Please contact the agents for further information.

WELLBAR CENTRAL SURROUNDED

Newcastle University
Business School

Sandman
Signature Hotel

St James' Park

Royal Victoria
Infirmary

Newcastle
University

China
Town

Eldon Garden
Shopping Centre

Civic
Centre

The
Gate

Eldon Square
Shopping Centre

Northumberland
Street

Monument
Mall

Grey's
Monument

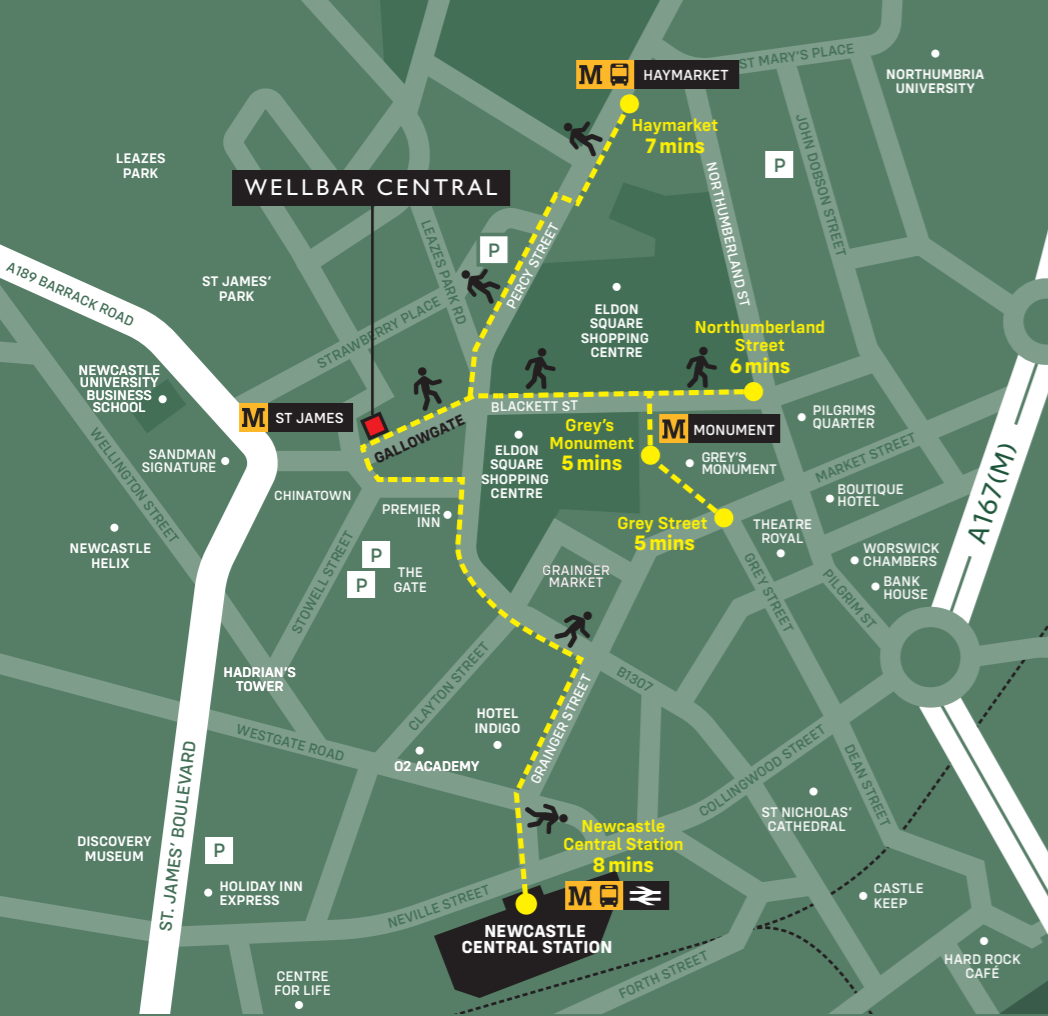
WELLBAR CENTRAL

M ST JAMES

M HAYMARKET

M MONUMENT

WELLBAR CENTRAL



WELLBAR CENTRAL SURROUNDED

Wellbar Central is situated on Gallowgate in the heart of Newcastle City Centre and within an area which is widely recognised as a prime office location within the city.

The area has undergone significant regeneration over the past 3 years, with the introduction of Newcastle Helix, a joint development between Newcastle City Council and Newcastle University.

Further development is also due to take place at Strawberry Place near St James' Park further adding to the regeneration of the area.

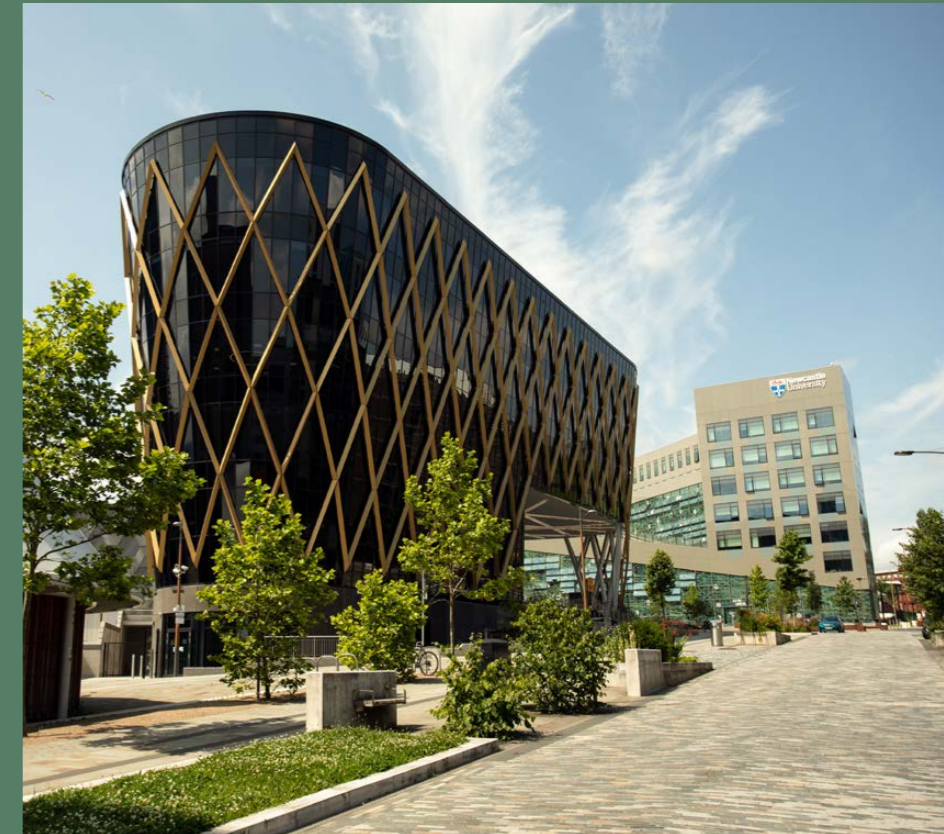
The property is located adjacent to St James' Metro Station, providing easy access to the wider Tyne & Wear Metro network whilst both Newcastle Central Station and Haymarket Bus Station are located within a 5-minute walk from Wellbar Central.

Newcastle University - The Fredrick Douglas Centre



St James' Metro Station

The Catalyst, Newcastle Helix



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WELLBAR CENTRAL INFORMED

For more information on the property, please contact one of the agents below:



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WELLBAR CENTRAL