

TIME CENTRAL

OFFICE ACCOMMODATION
– FULLY REFUBISHED IN 2024

Located in the Heart of Newcastle upon Tyne

FITTED AND OPEN PLAN OPTIONS AVAILABLE
EPC RATING B





WELCOME

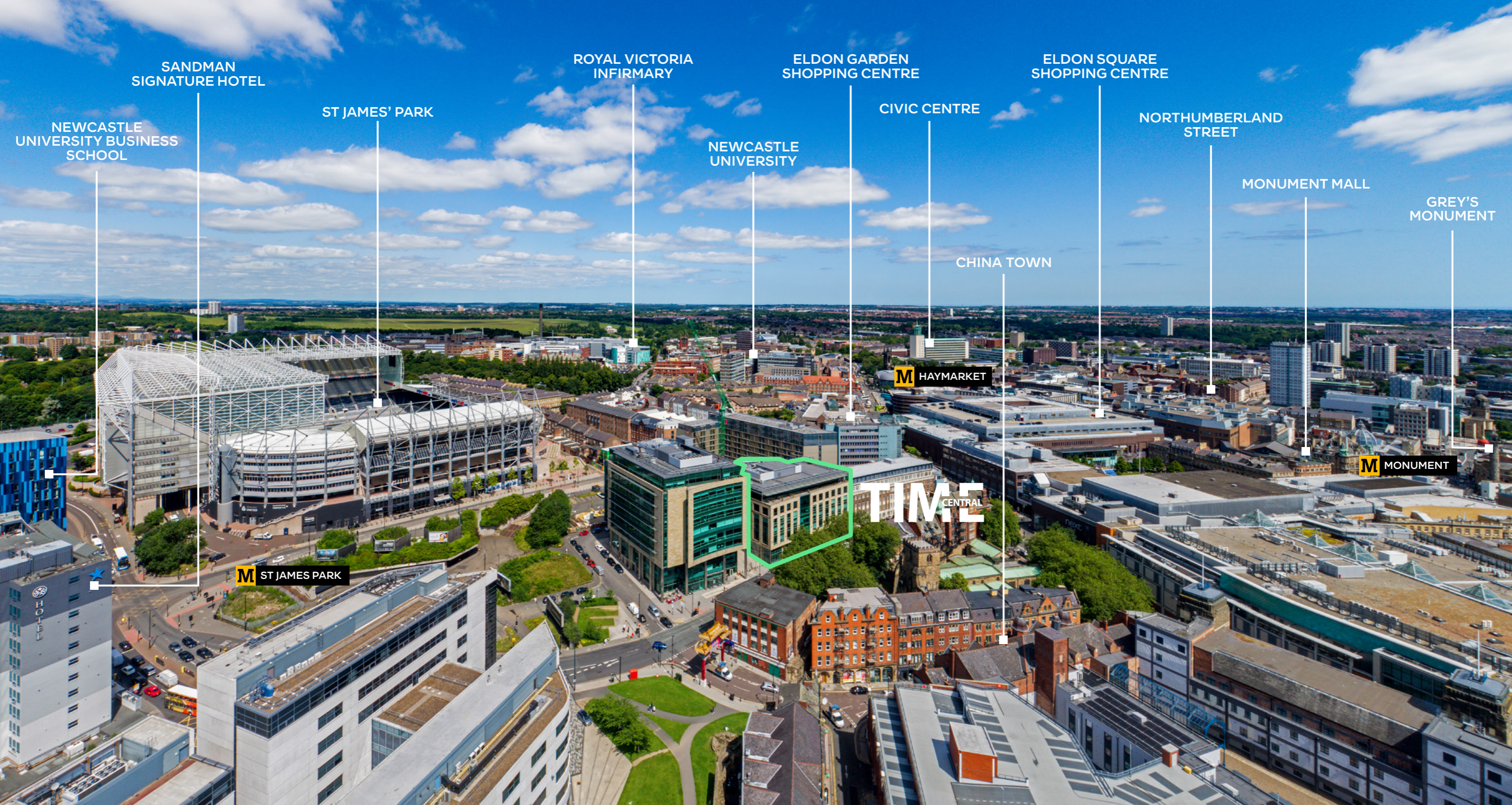
Time Central is one of the most highly regarded office address's in the centre of Newcastle and offers the opportunity to occupy accommodation alongside some of the City's most prestigious occupiers.

The property offers suites from 2,540 sq ft up to 8,188 sq ft and is tailored to provide a high level of specification and open floor plates offering an unrivalled level of flexibility for tenants and their fit out.

The ground floor entrance and common parts have recently been refurbished, creating a contemporary feel throughout the building and introducing a new private business lounge with direct access from the foyer.

These works extend to include the introduction of additional secure cycle storage, together with shower and changing facilities.





LOCATION

Time 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.

Eldon Square and Grey Street are both reached within a 5 minute walk from Time Central, offering exceptional access to the city's vibrant retail and leisure core.

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.

DESCRIPTION

Time Central provides a total of 83,294 sq ft of prime Grade A accommodation offering high quality space with the added flexibility of large open floor plates.

Occupiers include Mott MacDonald, Brewin Dolphin, Muckle LLP and Turner and Townsend.

The building features a large modern reception with direct access to a new business lounge providing a break-out area for internal meetings, touch down work space and three bookable meeting rooms. The reception benefits from on-site concierge and leads to three high speed passenger lifts which provide access to all levels. Each floor benefits from dedicated Male, Female and Disabled toilets including shower facilities.

There is a new secure cycle hub together with shower and changing facilities within the undercroft car park, providing a seamless end of journey experience.

The available accommodation is located on the 4th floor and offers both open plan and fitted options, benefiting from the following specification:

- + Suspended ceilings
- + Full access raised flooring
- + 2.7m floor to ceiling height
- + New LED Lighting
- + New VRF Cooling & Heating
- + Excellent natural lighting
- + Refurbished common areas
- + New private business lounge and meeting rooms
- + Secure basement parking with EV charging
- + Secure basement cycle store



BUSINESS LOUNGE

Opening Summer 2024
– a brand new ground floor business lounge providing meeting rooms, break out space, kitchen and lounge space for all occupiers to enjoy.



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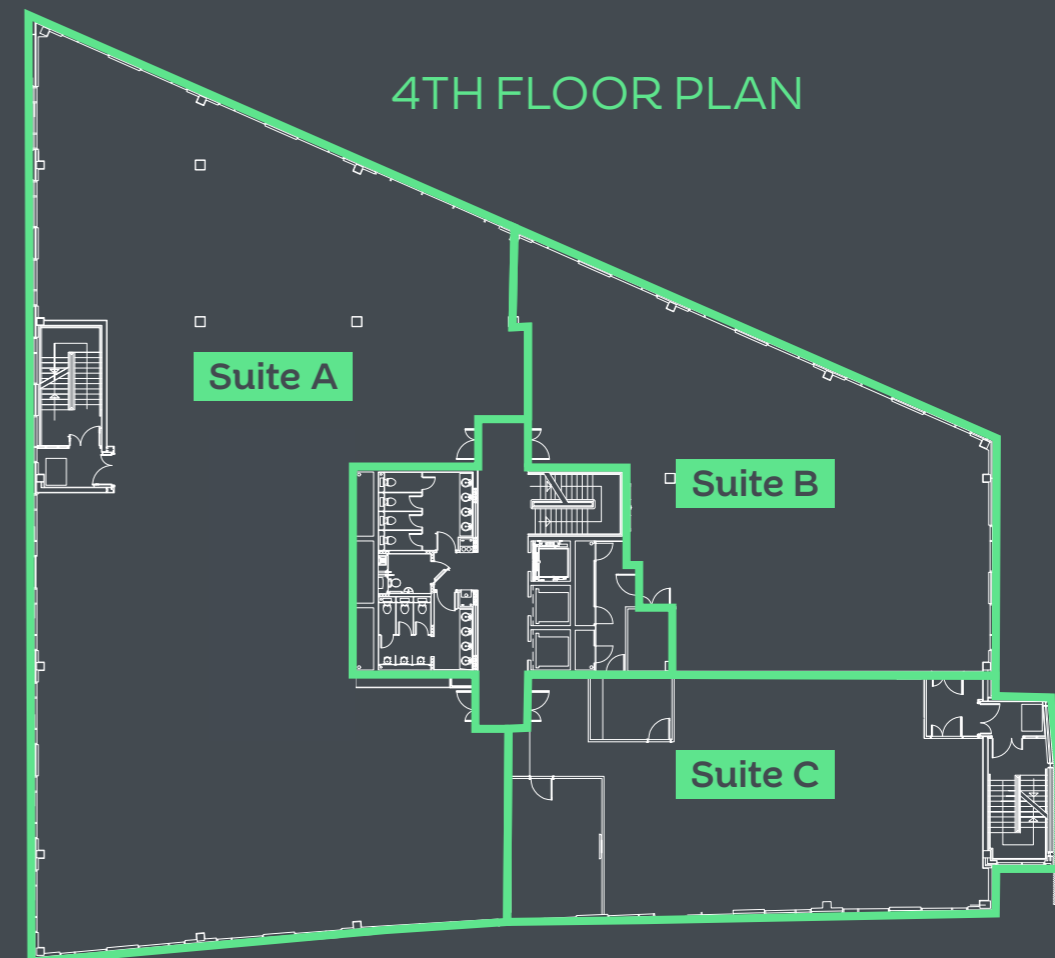
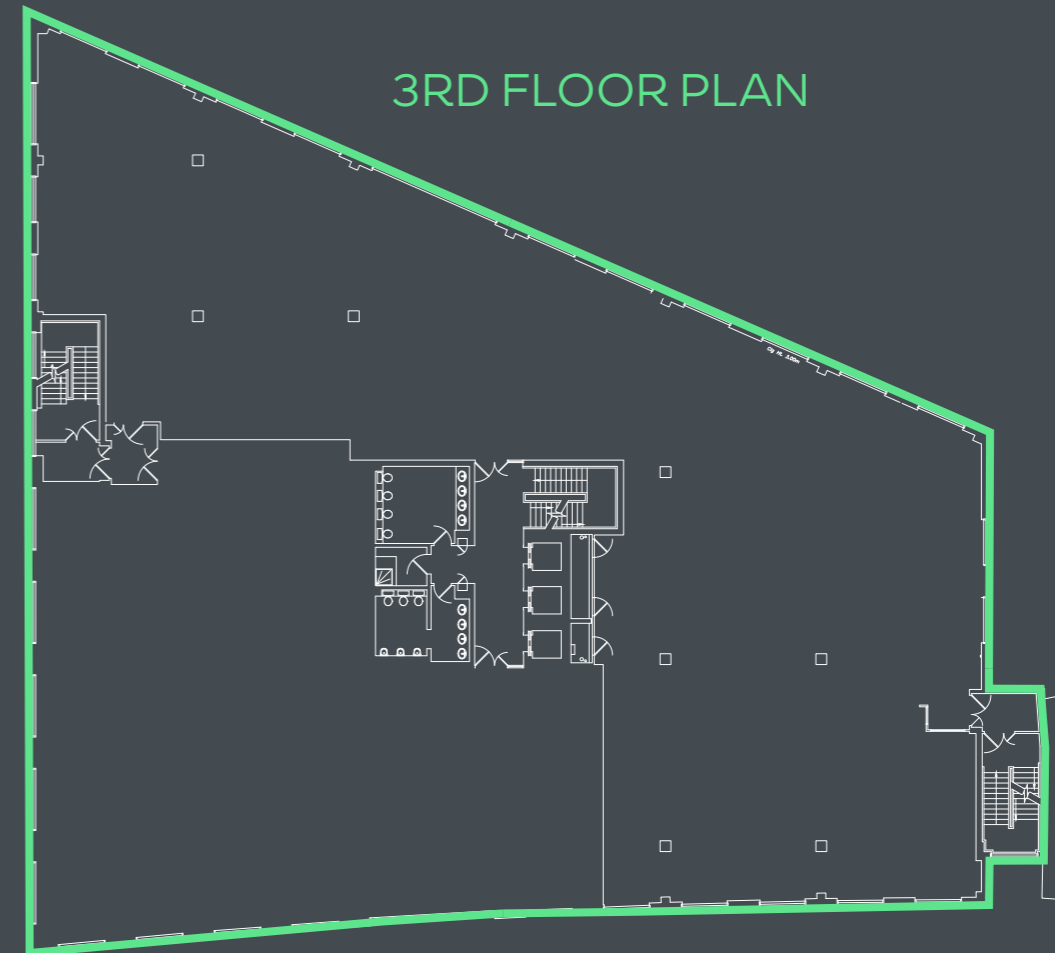
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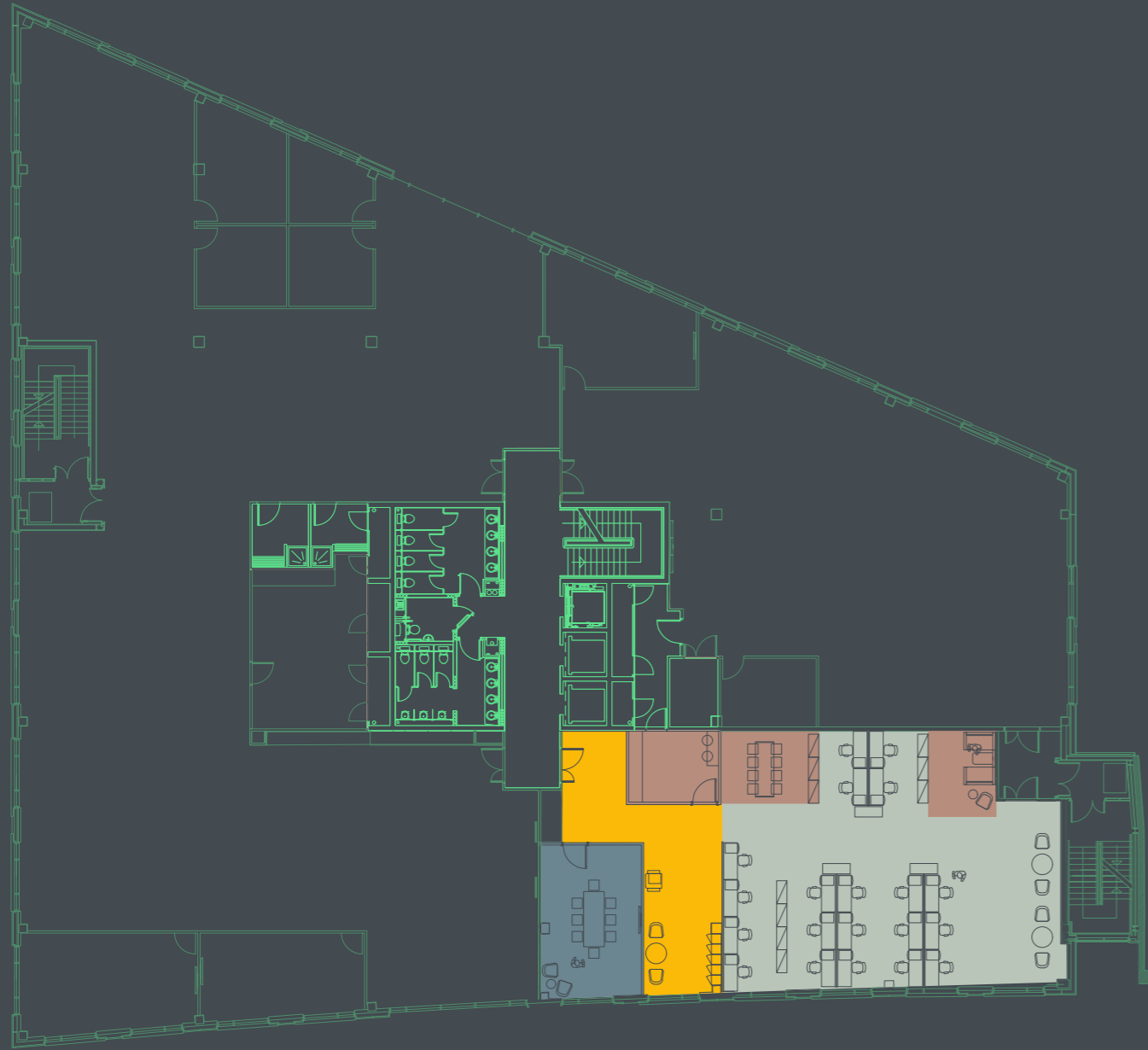
ACCOMMODATION

The available suites as follows:

FLOOR		SQ M	SQ FT
3rd Floor	CAT A open plan	853.50	9,187
4th Floor, Suite A	Fitted to Cat A + including kitchen & showers	761	8,188
4th Floor, Suite B	Cat A open plan	294	3,170
4th Floor, Suite C	Fully fitted with 20 workstations, meeting rooms and a kitchen	235	2,540
TOTAL		2,143.50	23,085

The floor plate is 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).





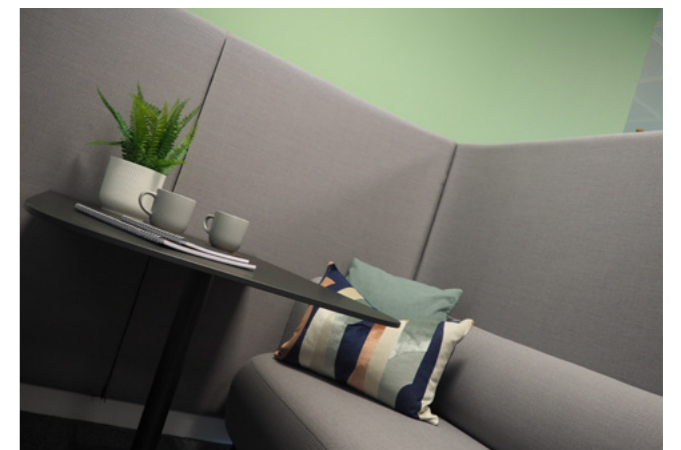
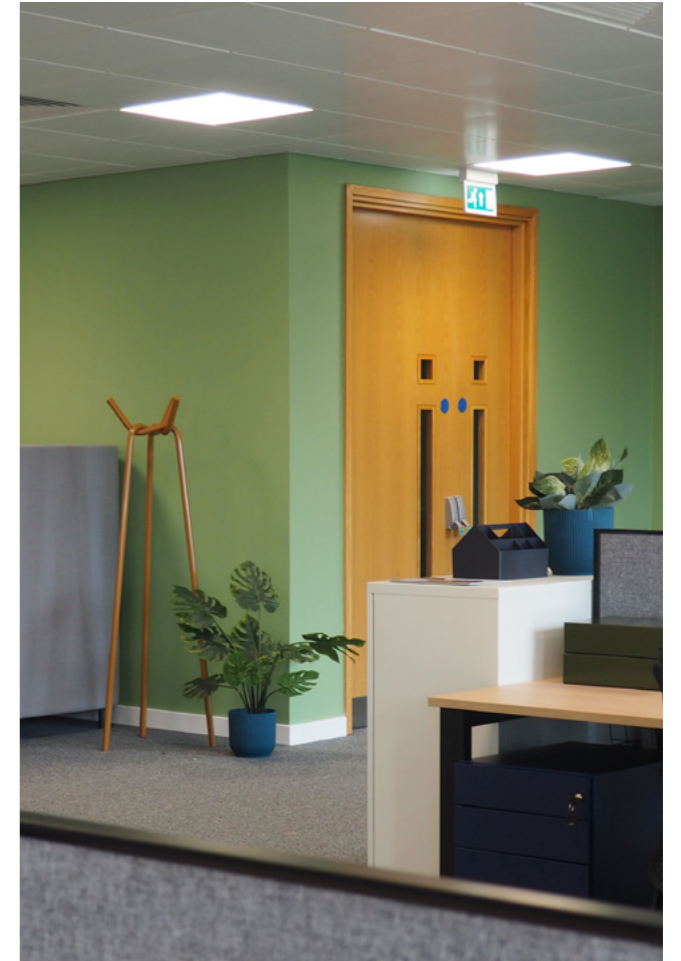
Suite C – Full fitted Suite

KEY

- Breakout Space for informal meetings and time away from the computer

26 Workstations
- Reception & guest waiting area

Meeting





LEASE TERM

The accommodation is available on a new effective FRI Lease on terms to be agreed.

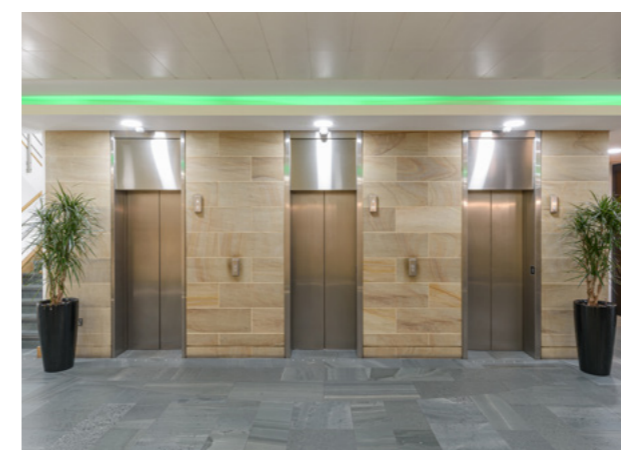
Please contact the agents to discuss your leasing requirements and request pricing.

ENERGY PERFORMANCE

Following completion of the refurbishment works, the building will be re-assessed. We envisage a target EPC B rating. Please contact the agents for further information.

PARKING

The building benefits from secure parking within the basement at a ratio of 1:1,000 sq ft and providing facilities including a secure cycle hub and EV charging capability.



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VIEWING

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



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