

# CENTRAL SQUARE



Grade A office from 1,424 sq ft  
in the heart of Newcastle City Centre

Forth Street, Newcastle NE1 3PJ



## CITY CENTRE LOCATION

**Central Square** is a Grade A office in the heart of Newcastle City Centre, strategically positioned adjacent to Newcastle Central Station and Stephenson Quarter regeneration scheme.







# STRIKING ENTRANCE EXPERIENCE



**1 CENTRAL SQUARE**

**2** Newcastle Central Station

**3** The Stephenson Quarter

**4** Life Science Centre

**5** St James Gate

**6** Hadrian's Tower

**7** Newcastle Helix

**8** The Gate

**9** St James Park

**10** Eldon Square

**11** Grey Street

**12** Pilgrim's Quarter

**13** Law Courts

**14** The SAGE

**15** Tyne Bridge



## SITUATION

**Central Square** is situated in an excellent position within Newcastle City Centre immediately south of Newcastle Central Station and neighbouring the Stephenson Quarter Development. Accessed via Forth Street, the property is well connected to the wider city with links to St James' Boulevard and the A186, two of the main thoroughfares within the city centre.

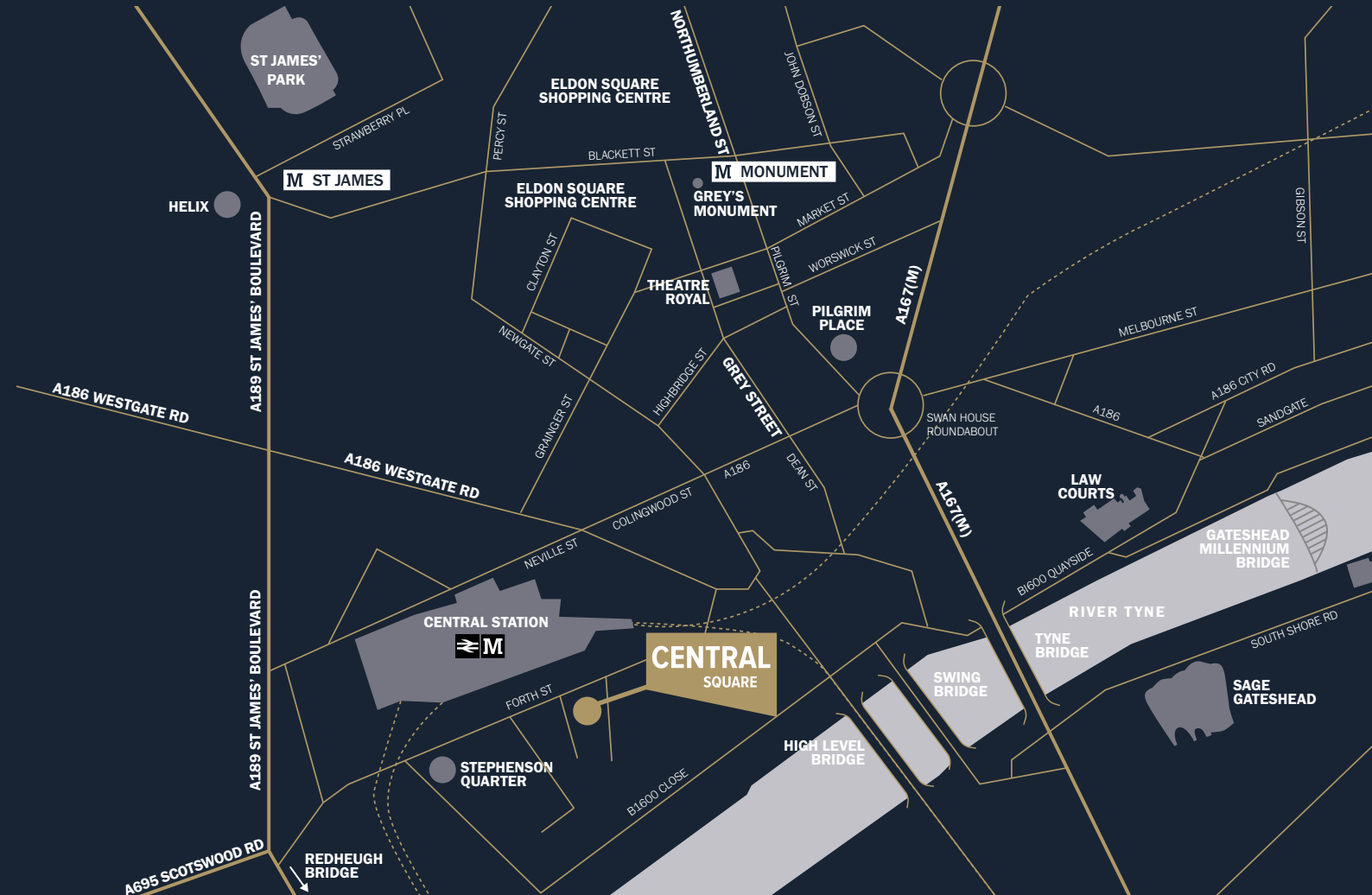




## CITY CENTRE LOCATION

The property is well connected to the wider regional road network, Scotswood Road and The Redheugh Bridge to the west, which provide easy access to the A1M, while the A186 links the site to the Tyne Bridge and Central Motorway at the east.

The property benefits from fantastic accessibility from Central Station trainline which offers local and national services, as well as the Tyne and Wear Metro service and bus services providing access from across the region. Central Square also benefits from a fantastic level of barrier-controlled parking at a ratio of 1 space per 738 sq ft.

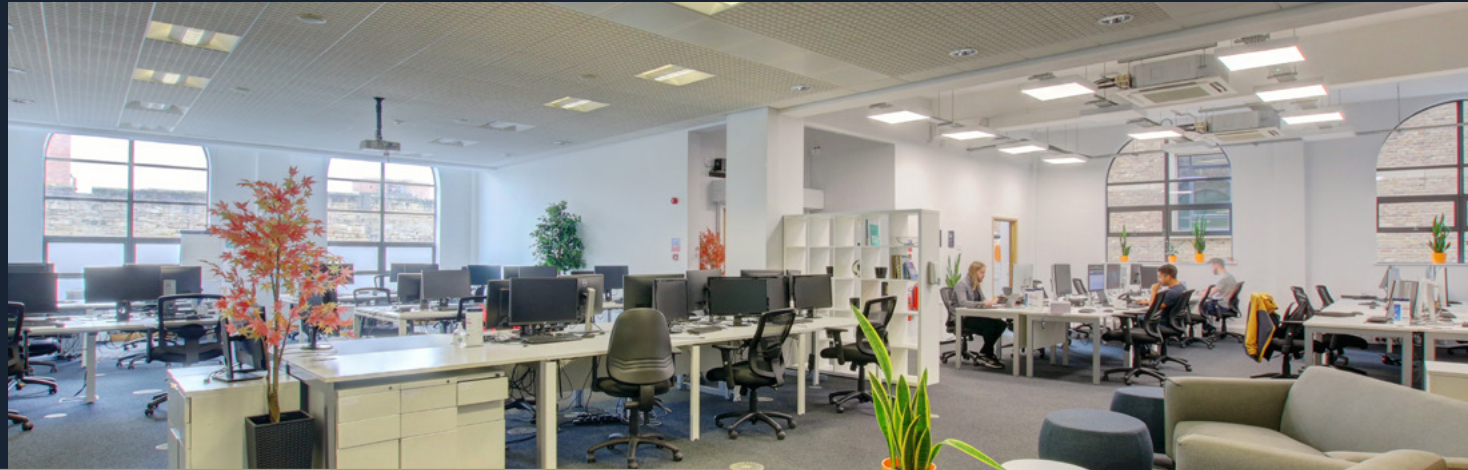


## AMENITIES

Situated in close proximity to the evolving Stephenson Quarter, the area benefits from a wide range of local amenities including the following hotels, restaurants, cafés and bars:

- |                                  |                             |
|----------------------------------|-----------------------------|
| <b>1</b> Crowne Plaza Hotel      | <b>5</b> Sachins Restaurant |
| <b>2</b> Cophorne Hotel          | <b>6</b> Sorcerer Coffee    |
| <b>3</b> Hampton by Hilton Hotel | <b>7</b> The Split Chimp    |
| <b>4</b> French Quarter          | <b>8</b> The Common Room    |





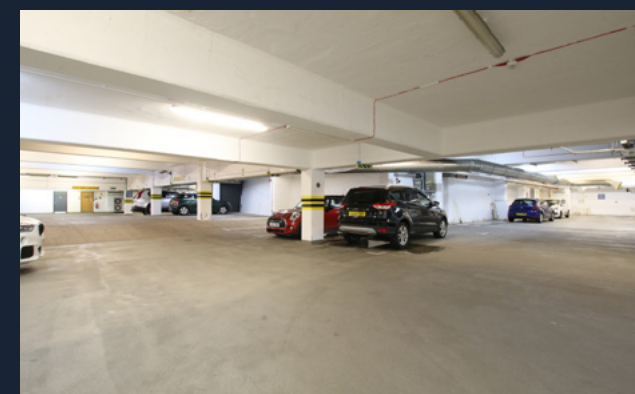
## DESCRIPTION

Central Square was developed in 2000 and comprises 72,763 sq ft of highly specified Grade A office accommodation across basement, ground and four upper floors.

The Central Square reception underwent an extensive refurbishment in 2020 and now offers a striking entrance experience with a full height atrium reception which features extensive breakout space and informal meeting facilities. Whether occupiers wish to have informal meetings, a lunch break, or a coffee with a colleague, the communal area provides the perfect facility with soft seating, quiet booths and a complimentary Ipad-controlled drinks machine offering hot and cold beverages.

The entrance experience is enhanced by the onsite reception team providing a seamless experience on arrival.

The property is currently undergoing refurbishment works to improve the specification and energy efficiency of the building. The works will include the removal of the existing gas air conditioning system and the installation of a new electric VRV system.



**Open plan Grade A office accommodation with 600mm raised floors and 3.8m floor to ceiling height in open office areas**



**Comfort cooling**



**LED lighting**



**Exposed services**



**Male, female & shower facilities provided on each floor**



**Disabled WC at ground floor level**



**Excellent natural lighting**



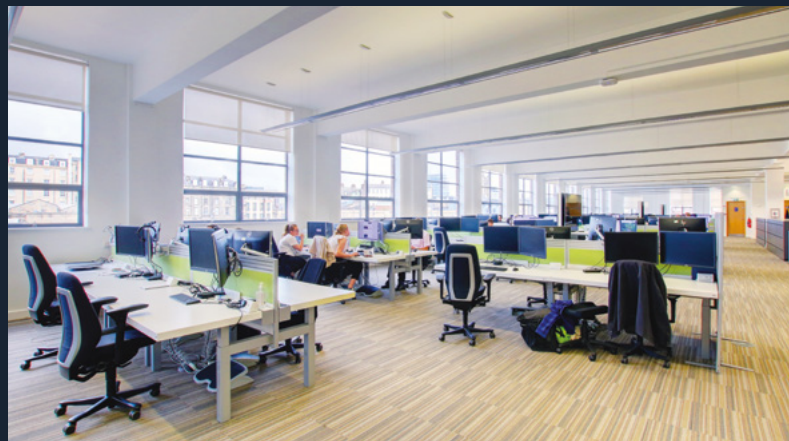




# ACCOMMODATION



\*The photos are not of the subject suite, but reflect the quality of space available across the building.



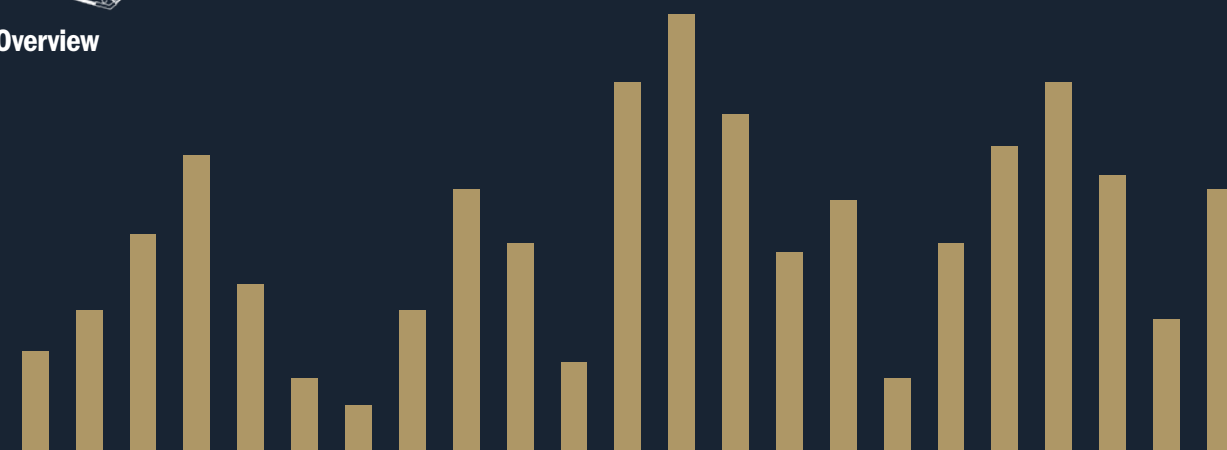
Ground Floor Overview

## SPACE PLAN

SUITE 3&4, GROUND FLOOR

Area: 360 sq m (3,878 sq ft)

Desk Spaces: 60





# CENTRAL SQUARE

## LEASE TERMS

The suites are available immediately on a new effective full repairing and insuring lease for a term of years to be agreed.

## RENT

£25.00 per sq ft.

## SERVICE CHARGE

A service charge is payable to cover the cost of the upkeep, maintenance and repair of the communal areas and external of the property. The current service charge is running at a cost of £8.82 per sq ft.

## BUSINESS RATES

The Tenant will be responsible for the payment of the business rates. Any interested parties should satisfy themselves as to the amount payable and make their own enquiries with the local rating authority.

## VAT

All prices and rents are quoted exclusive of Value Added Tax (VAT). VAT is payable on all costs.

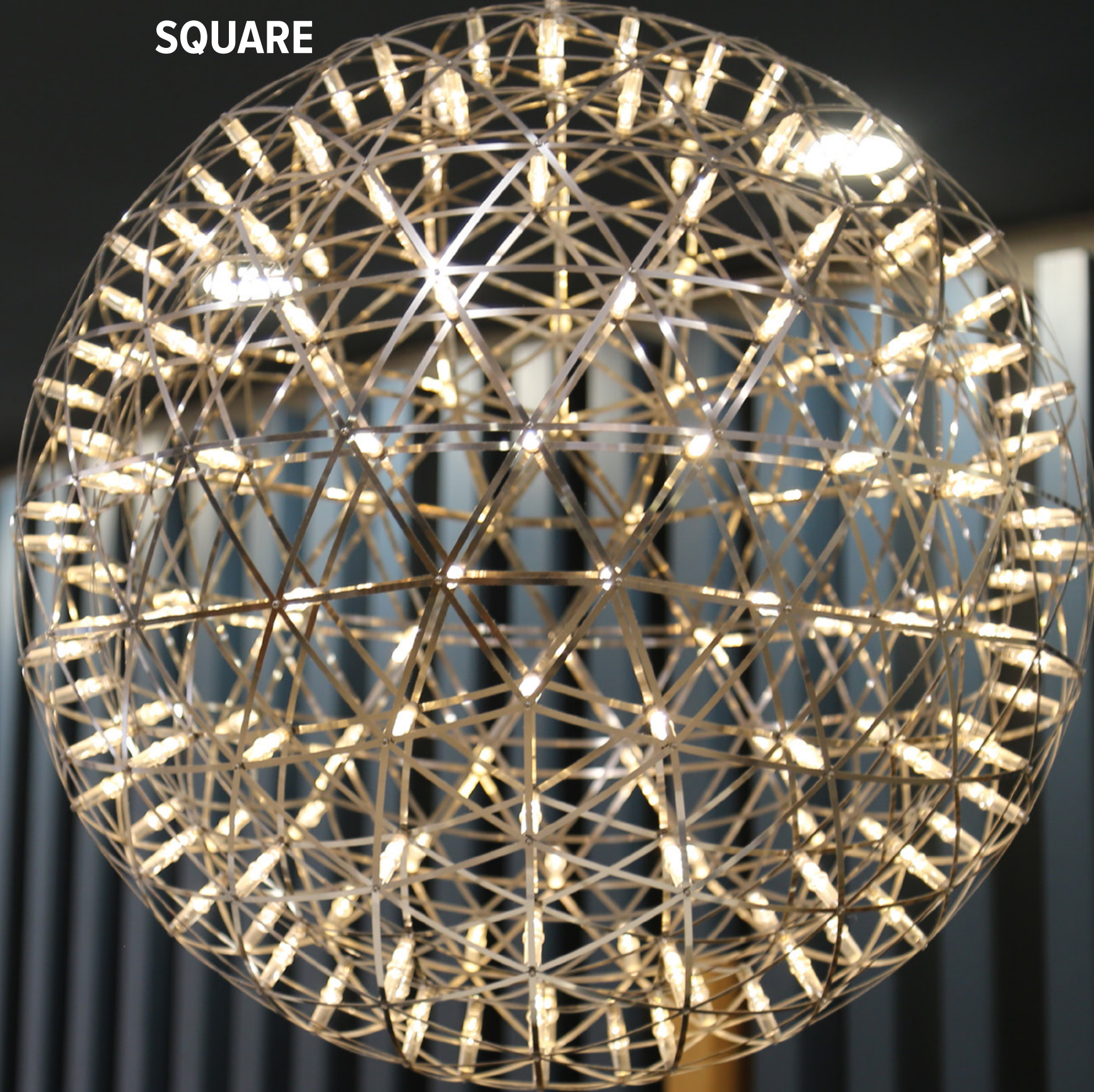
## EPC

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# CENTRAL SQUARE



## CONTACT

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