



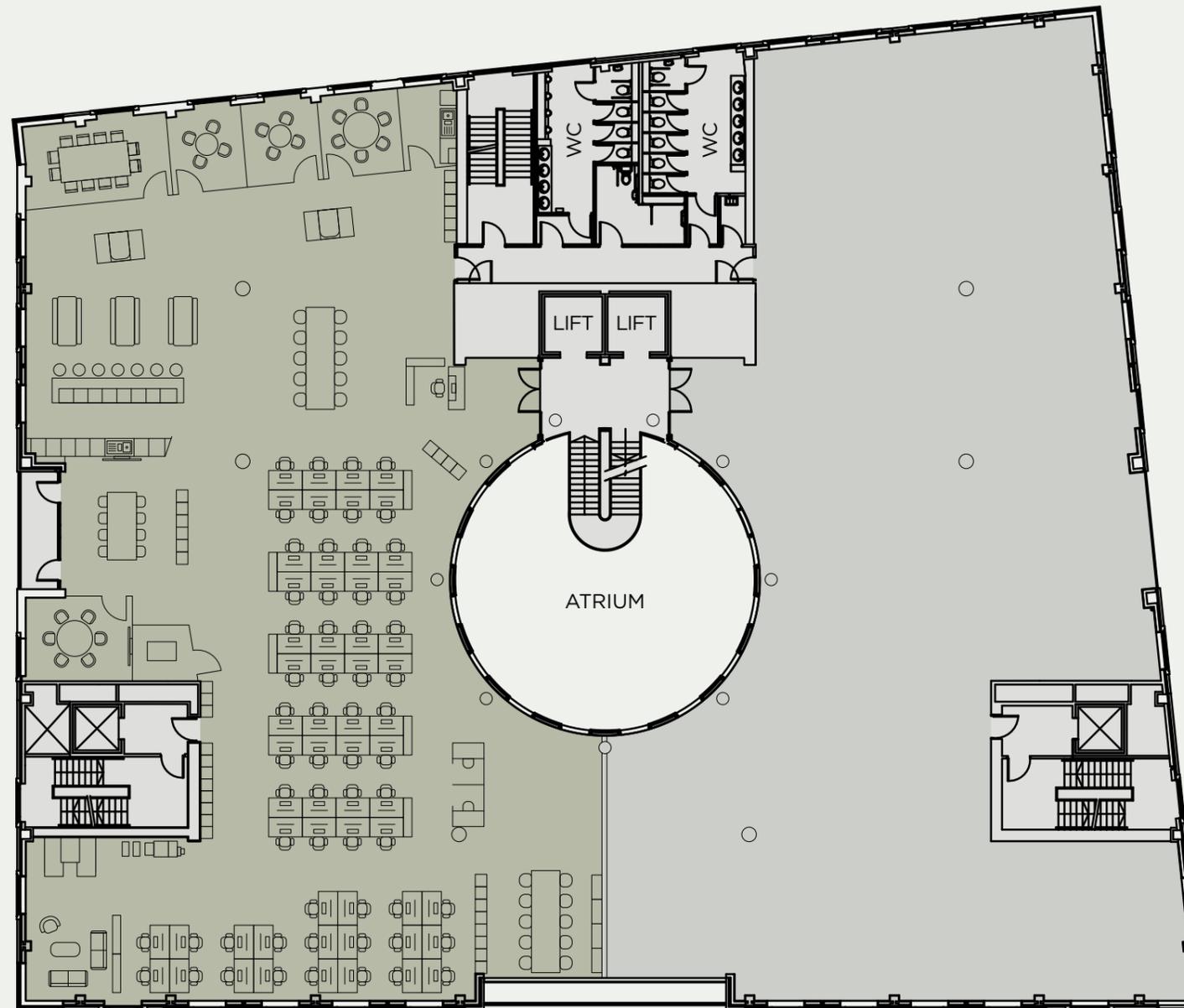
CENTRAL
SQUARE SOUTH
NEWCASTLE



FIRST CLASS FULLY FITTED PREMIUM SUITE
IN A PRESTIGIOUS GRADE A OFFICE BUILDING
AVAILABLE Q1 2024



FULLY FITTED
SECOND FLOOR SUITE
7,456 SQ FT



MAIN ENTRANCE

60 workstations

Reception area

Social/collaboration area

12 person executive board room

2 x 6 person meeting rooms

2 x 4 person meeting rooms

Social café/breakout area

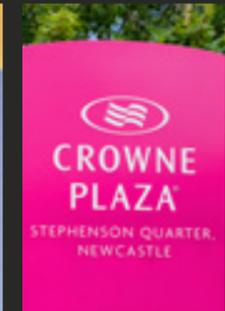
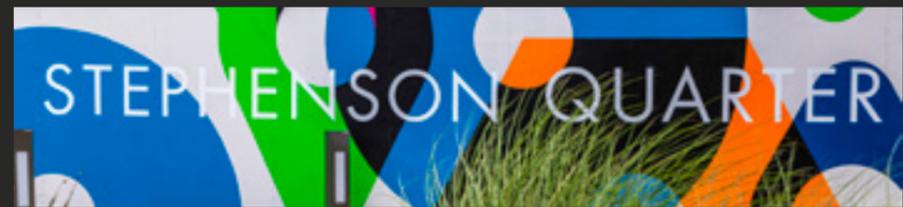
Informal meet

Library zone

Ample storage and lockers

Car parking





LOCATION

Central Square South is located on Orchard Street directly behind Central Station with excellent access to Rail and Metro services and is easily accessible from Newcastle Quayside and Gateshead Quays.

As well as a good range of local, independent bars and delicatessens on its doorstep, Newcastle's main shopping area and a wide range of good quality restaurants and hotels are all within a short walk of Central Square South. Nearby amenities include:

- Crowne Plaza Hotel
- Copthorne Hotel
- Malmaison Hotel
- Hilton Newcastle Gateshead
- French Quarter
- Sachins Restaurant
- House of Tides Restaurant
- Stephenson Quarter Car Park

BOILER SHOP

STEPHENSON WORKS





CENTRAL SQUARE SOUTH NEWCASTLE



TERMS

The premises are offered on a new effective Full Repairing and Insuring basis for a term to be agreed.

RENT

Available upon request.

RATING

Available upon request.

SERVICE CHARGE

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building, further details are available upon request.

EPC

EPC rating available upon request.



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