



Central
Square

A Newcastle
landmark
writing a
new chapter

centralsq.co.uk



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Welcome to Central Square

Central Square has long been part of Newcastle's commercial landscape.

Today, it is being transformed through a significant programme of sustainability-led upgrades, creating a smarter, healthier and more efficient workplace for the businesses of tomorrow.



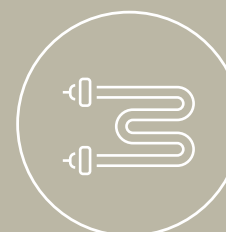
An all-electric workplace

Removing gas. Reducing impact.

The biggest transformation happening behind the walls of Central Square is its move away from traditional fossil fuel systems.

A comprehensive upgrade is introducing a new generation of electric technologies designed to reduce operational carbon and support occupiers' own ESG commitments.

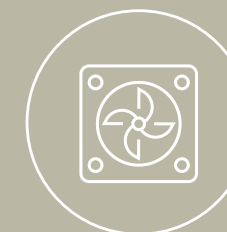
Introducing:



Air source heat pump technology



All-electric hot water systems



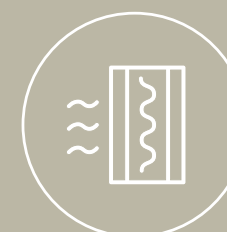
High efficiency heating & cooling



Intelligent weather-responsive controls



Targeting EPC A



Future-ready building infrastructure



A workplace
built around
people

Better comfort. Better wellbeing.
Better business.

Central Square combines exceptional city centre connectivity with a more comfortable and healthier indoor environment.

Key features:



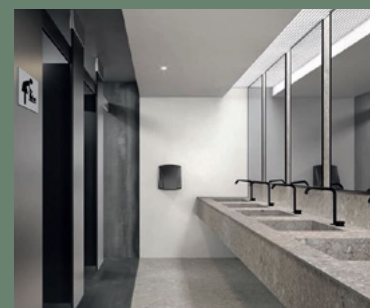
New fresh air and
ventilation systems



Fully electric
building



Enhanced
temperature control
throughout the year



Modern end-of-journey
facilities with 9 showers &
40 bike racks



24-hour access
and professional
management



Comfortable communal
areas and reception
spaces



Full uninterrupted 4
metre floor-to-ceiling
height



Underfloor M&E
across all floor plates



Natural light from
three aspects across
floor plates



Smarter building. Smarter operation.

Intelligence behind the workplace.

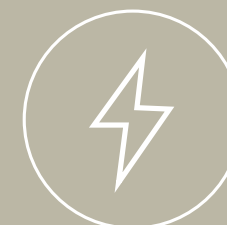
Modern businesses need more than a building that simply operates. They need one that understands how it performs.

Central Square incorporates enhanced metering and intelligent building management systems that provide greater visibility over energy consumption and allow systems to respond more efficiently to demand.

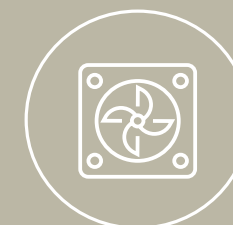
Key benefits:



Better
performance
monitoring



Greater energy
transparency



Improved
operational
efficiency



Future reporting
capability to
support ESG
strategies



Smart access
control system



Smart
lighting



Smart
sensors



Lifts





A bright new entrance. An enlightening new experience.

A workplace that
makes the right
first impression.

First impressions shape the experience and
outlook of every employee and visitor.

Central Square provides a striking arrival
experience with an impressive central atrium,
contemporary reception and generous shared
spaces.

The building has also been thoughtfully
designed to support collaboration, informal
meetings and moments away from the desk.



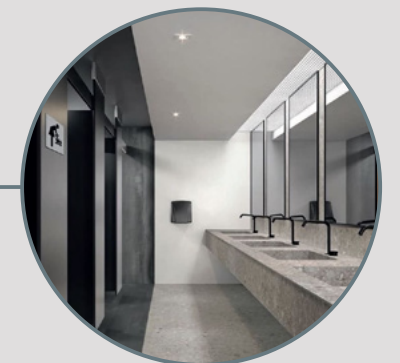
Ground Floor

A workplace that makes the right first impression.



Features

- Modern Reception Area
- Secure speed gates
- Agile break out space
- Self-serve cafe area
- Shower & locker rooms



Ground Floor Fully Fitted Suites

No fit-out. No capital outlay.
No delay.

Our fully fitted suites take the time, cost and uncertainty out of moving. Each one is delivered furnished, cabled and ready to occupy - so your team can start work from day one.

A Grade A city-centre address, without the disruption of a traditional fit-out.

What's included

- Furnished and space-planned
- Kitchenette and breakout areas
- Cabling and connectivity installed
- Flexible lease terms
- Private meeting rooms
- Dedicated work booths
- Design-led, contemporary interiors
- A choice of suite sizes

Available now – Ground Floor

► Suite 1 1,801 sq ft	► Suite 2 2,197 sq ft	► Suite 3 TBC	► Suite 4 3,971 sq ft
- 20 workstations - 1 meeting room - 1 four-person booth - Kitchenette & breakout area	- 16 workstations - 1 meeting room - 1 four-person booth - Kitchenette & breakout area	- 8 workstations - 1 meeting room - Kitchenette & breakout area	- 42 workstations - 2 meeting rooms - 2 four-person booth - Kitchenette & breakout area

Suites can be taken individually or combined.
Speak to the agents to arrange a viewing.



Typical Upper Floor Full Suite

Flexible workspace designed around your business.

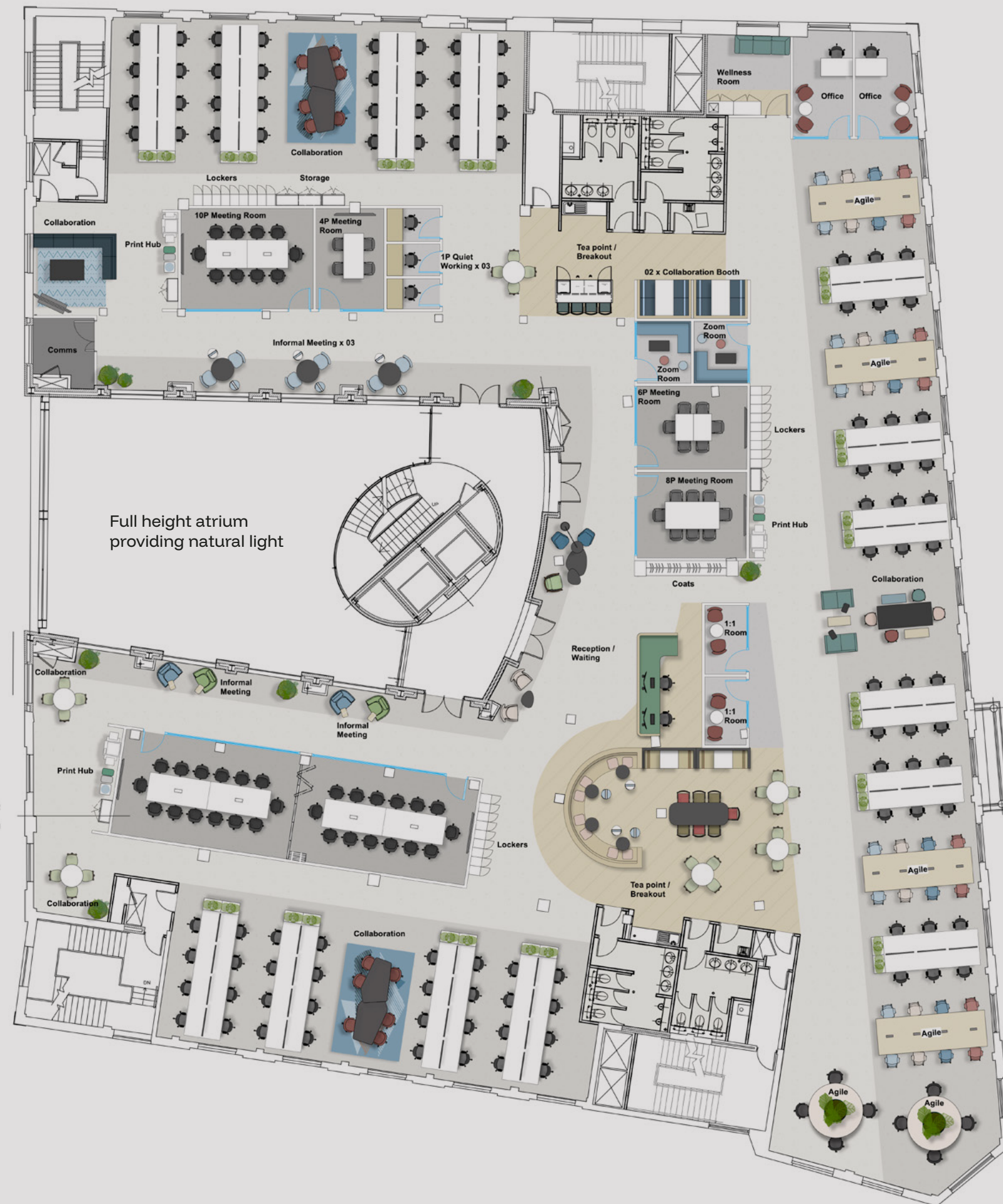
Net Internal Area
15,274 sq ft

Standard Working
100 x Workstation - 1400 x 800mm
40 x Agile Working
Total: 140 no. at 1:10 sqm per person

Meeting Rooms

4P Meeting Room
6P Meeting Room
8P Meeting Room
10P Meeting Room
14P Meeting Room
OR
26P Meeting Room

14P Meeting x 02
OR
01 x 26P Meeting



Typical Upper Floor Half Suite

Net Internal Area

8,208 sq ft

Standard Working

60 x Workstation - 1400 x 800mm

16 x Agile Working

Total: 76 no. at 1:10 sqm per person

Meeting Rooms

4P Meeting Room

6P Meeting Room

8P Meeting Room &

6P Meeting Room

OR

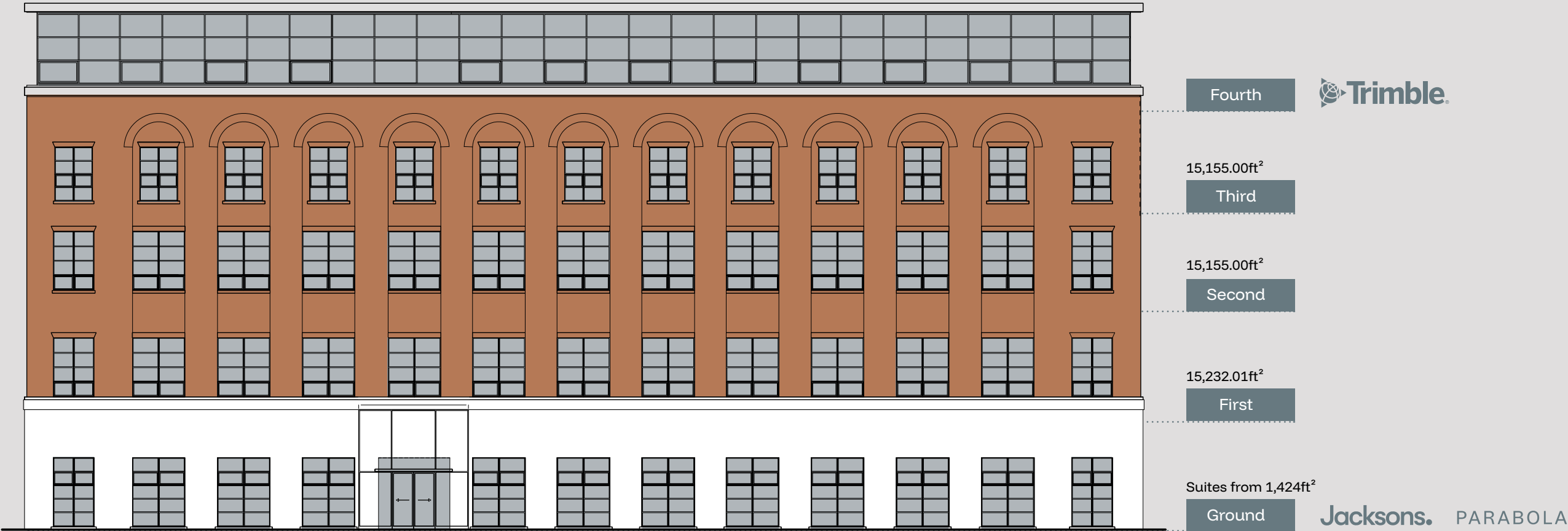
14P Meeting Room



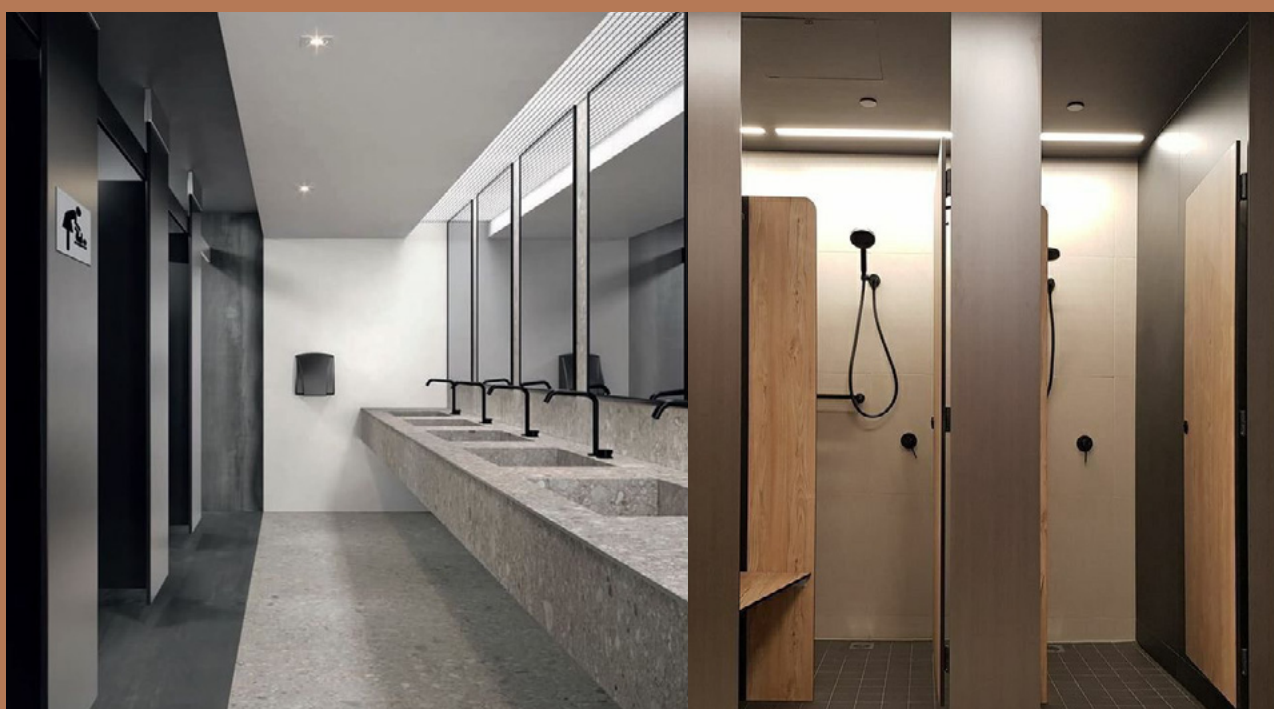
Availability

Suites available:
1,424 to 45,000 sq ft

Area	Area Status	Area Size
Ground Floor, Suite 1	Vacant	1,801.00ft ²
Ground Floor, Suite 2	Vacant	2,197.00ft ²
Ground Floor, Suite 3	Vacant	TBD
Ground Floor, Suite 4	Vacant	3,971.00ft ²
Ground Floor, Suite 5&6	Jacksons	3,302.00ft ²
Ground Floor, Suite 7	Parabola	332.00ft ²
1st Floor	Vacant	15,232.01ft ²
2nd Floor	Vacant	15,155.00ft ²
3rd Floor	Vacant	15,155.00ft ²
4th Floor	Trimble	14,194.00ft ²



Specification Highlights



Sustainability

- Target EPC A
- All-electric heating strategy
- Air source heat pumps
- Smart energy monitoring

Wellbeing

- Improved air quality
- Natural light from all aspects
- Enhanced thermal comfort
- End-of-journey facilities

Floor Plates

- Flexible floor plates
- 4m unrestricted floor-to-ceiling height
- Natural light from all aspects
- Comms cabinet and backup line provision

Location

- Adjacent to Central Station
- Newcastle city centre
- Excellent amenities

Building

- Landmark architecture
- Full-height atrium
- Modern reception
- Car parking spaces - 115 spaces 1:750 ratio

Fully detailed building specification information available upon request.

Connected to the city

Newcastle on your doorstep.



1

Crowne Plaza
Hotel and Spa



2

Gin Bar,
Crowne Plaza
Hotel



3

Miller & Carter
Steakhouse



4

Nadon Thai
Restaurant



5

Super Natural
Cafe & Bar



6

Newcastle Central
Station



7

Sainsbury's,
WHSmith and M&S
— Central Station



8

Camera Shop
Fine Food &
Coffee



9

Hudson Bar &
Restaurant

Positioned adjacent to Newcastle Central Station, Central Square offers unrivalled connectivity across the city, region and UK rail network.

Employees benefit from immediate access to:

- Onsite secure parking - 115 spaces 1:750 ratio
- Mainline rail services
- Tyne & Wear Metro
- Bus routes
- City centre amenities

Journey times

Prime Newcastle office location

Forth St NE1 3PJ
W3W: ///learn.museum.award

Perfectly positioned for local, national and international connectivity.



Local connections:

	Newcastle Central Station	4 min walk
	Newcastle Central Station Metro	4 min walk
	Main Arterial Bus Routes	4 min walk
	Newcastle International Airport	16 min by car 25 min by Metro 32 min by bus





Development team

DEVELOPER
Shelborn



INTERIOR DESIGN AND FIT-OUT
Design Tonic

DESIGN TONIC®

COMMERCIAL ADVISORS
Savills & Knight Frank



SUSTAINABILITY AND M&E
Resero



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CMS



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