

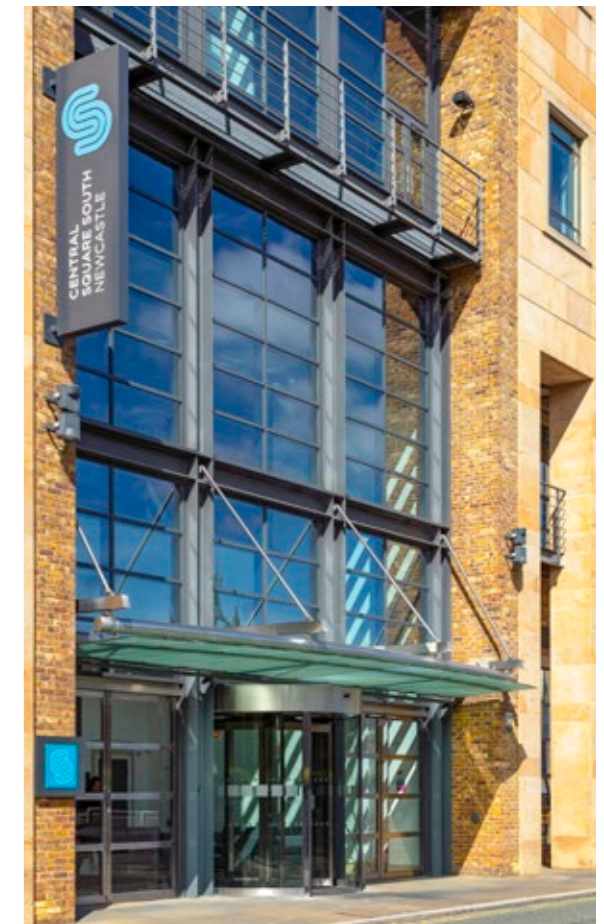


CENTRAL
SQUARE SOUTH
NEWCASTLE

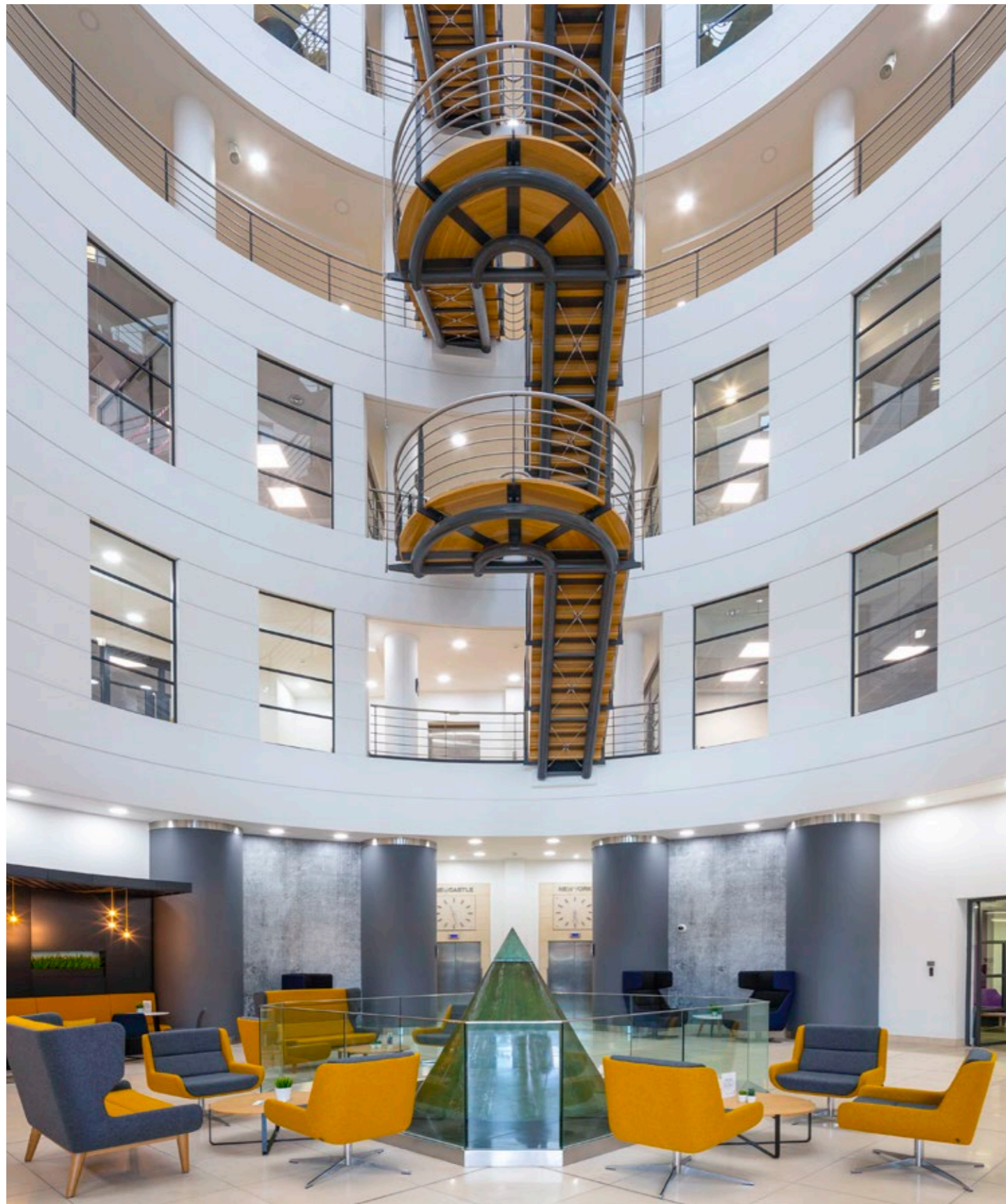
REFURBISHED OFFICE SPACE
IN ONE OF NEWCASTLE'S
MOST ICONIC BUILDINGS

 abrdn

Central Square South is one of the most striking office buildings in Newcastle upon Tyne. Designed to the highest specification and having recently undergone an extensive refurbishment, Central Square South has set new standards of office accommodation in the city.

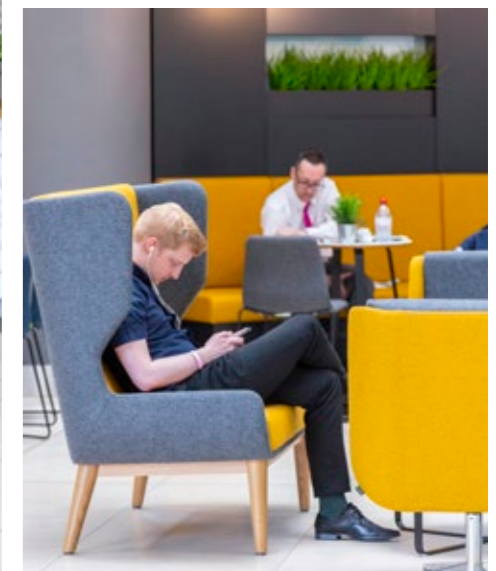


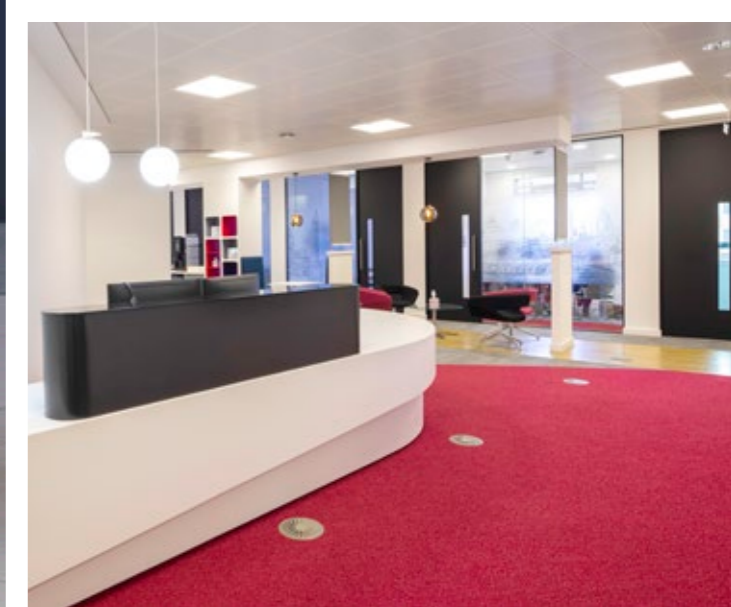
It's adjacency to Newcastle Central Station positions the building at the hub of the city's transport network with access to national rail and the Tyne & Wear Metro system on the doorstep. The building provides secure barrier controlled car parking immediately opposite the main entrance.



The building is configured across six floors circling an impressive, full height atrium with a 24-hour manned reception, internal coffee shop, operated by Laneway & Co., shared conference facility and break-out seating area.

To the south and east there are views over the Tyne Bridge towards the Sage Music Centre, Baltic Centre for Contemporary Arts and the Millennium Bridge.

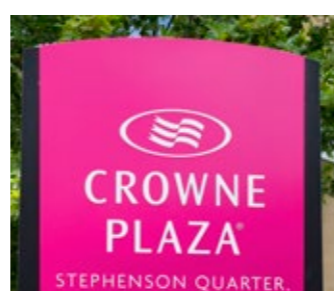






LOCATION

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

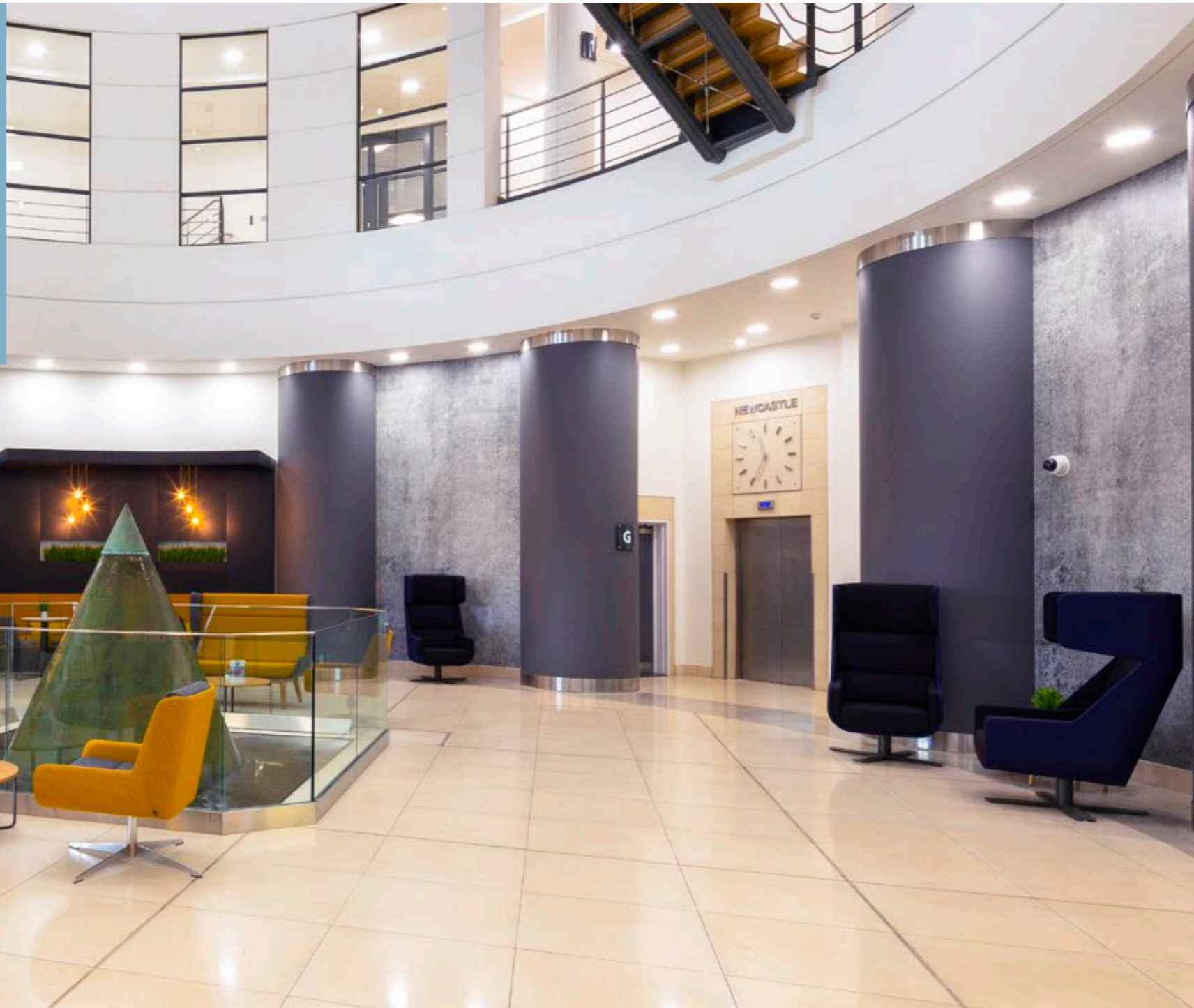


As well as a good range of local, independent bars and delicatessens on its doorstep, Newcastle's main shopping area and a wide range of good quality restaurants and hotels are all within a short walk of Central Square South. Nearby amenities include:

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

SPECIFICATION

The building boasts a spectacular, full-height atrium with a generous reception, café and break-out area on the ground floor. Finishes within the common areas include Portuguese limestone flooring contrasting with oak and stainless steel fixtures.



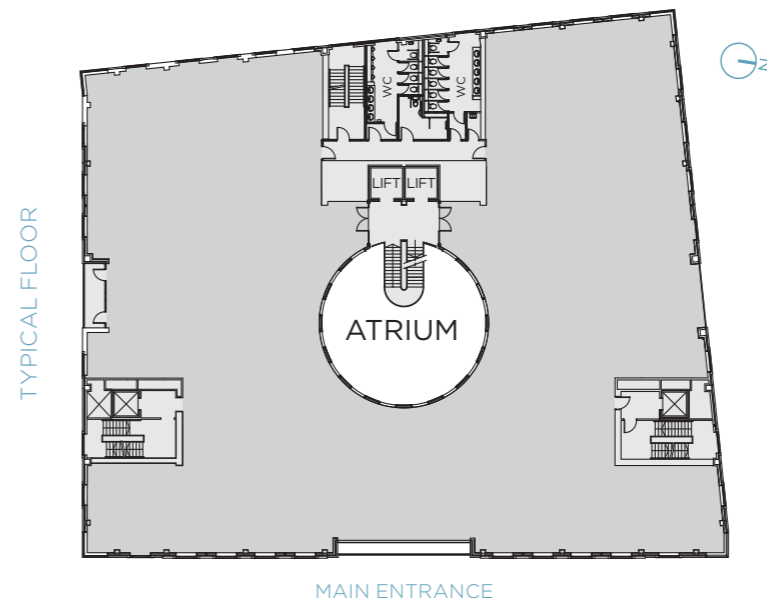
AVAILABILITY

FLOOR	SQ FT	SQ M
Second (part South)	7,456	693
Fourth (part South)	3,797	353
TOTAL	11,253	1,046

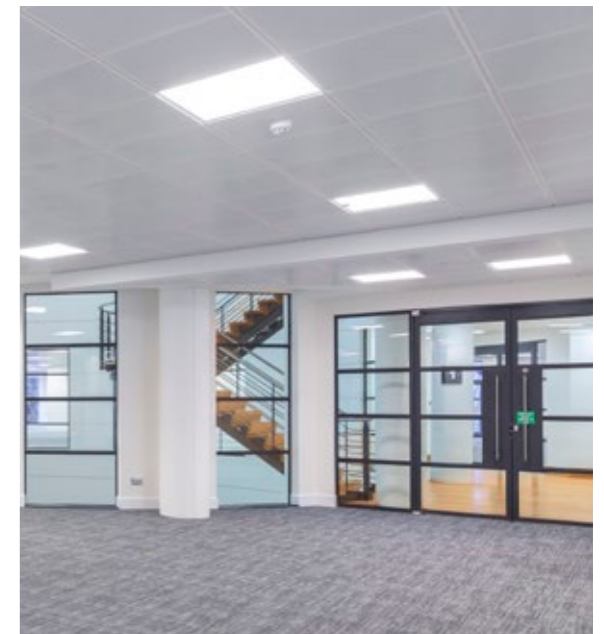
The office accommodation provides large open plan floor plates configured around a large glazed atrium. The specification of the building includes:

- Air-conditioning via displacement air
- 3m finished floor to ceiling height
- Fully accessible raised access floors with 450mm void
- Expansive double-glazed windows
- 24-hour building with continuous reception cover and CCTV 365 days of the year

- Male, female and disabled WC facilities on each floor
- Shower facilities on each floor
- 2 x 10-person, high specification lifts and feature staircase from atrium
- Environmentally-friendly building with 'Excellent' BREEAM rating
- Dedicated parking on site
- High specification 750 sq ft bookable conference facility located on the ground floor
- Laneway & Co. café located on the ground floor



Plan is not to scale. For indicative purpose only.





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

£25.00 per sq ft per annum exclusive of business rates, service charge and all other outgoings.

RATING

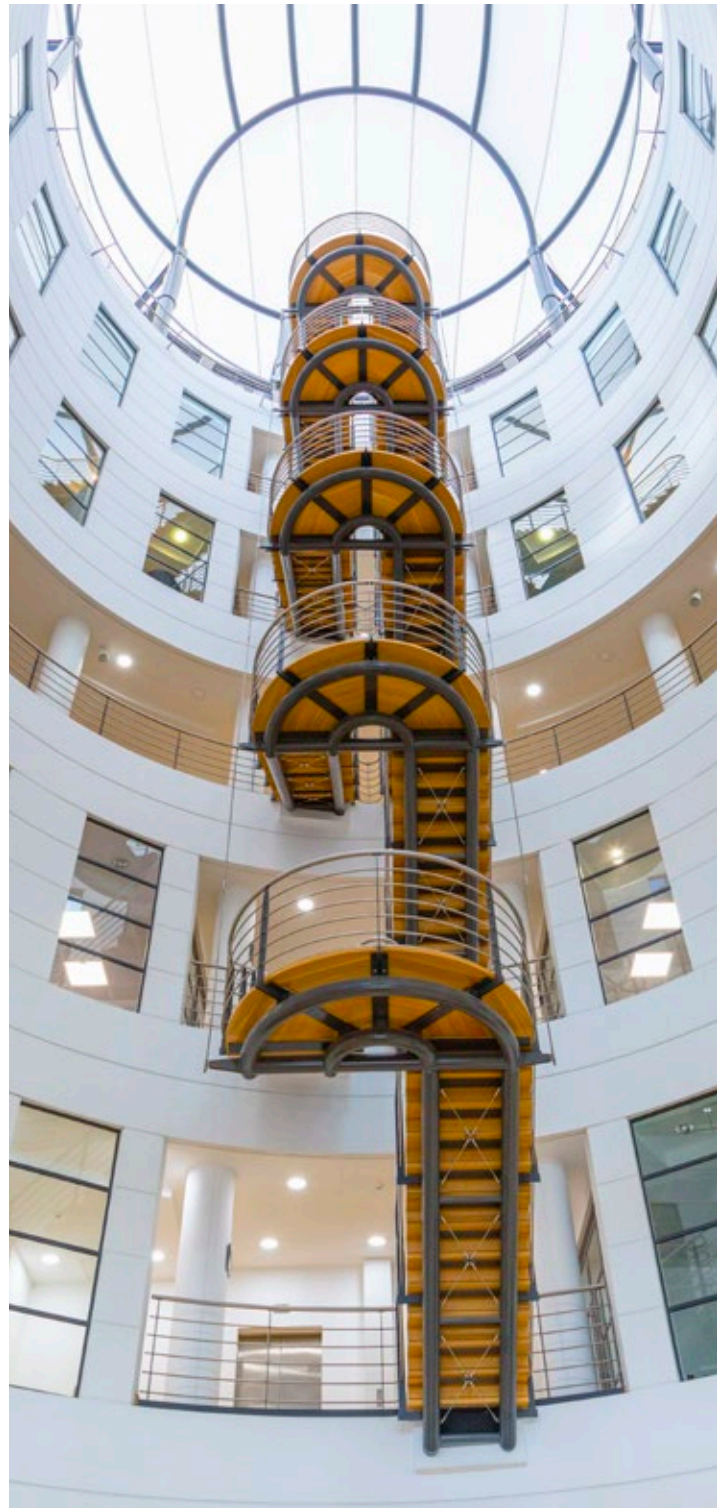
Available upon request.

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

A new EPC assessment has been commissioned and will be made available to interested parties.



GREG DAVISON

07977 587 303
0191 917 1444
greg.davison@cushwake.com

PARKER KNIGHTS

REAL ESTATE

MICHAEL DOWNEY

07711 767 423
0191 649 8924
mdowney@parkerknights.co.uk

Cushman & Wakefield and Sanderson Weatherall on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Cushman & Wakefield or Sanderson Weatherall has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. S014319. July 2023.

Siren | 020 7478 8300 | sirendesign.co.uk

