

CITY QUADRANT

NEWCASTLE *Serviced Offices*

To Let
Modern Office Suites
133 - 1,111 sq ft

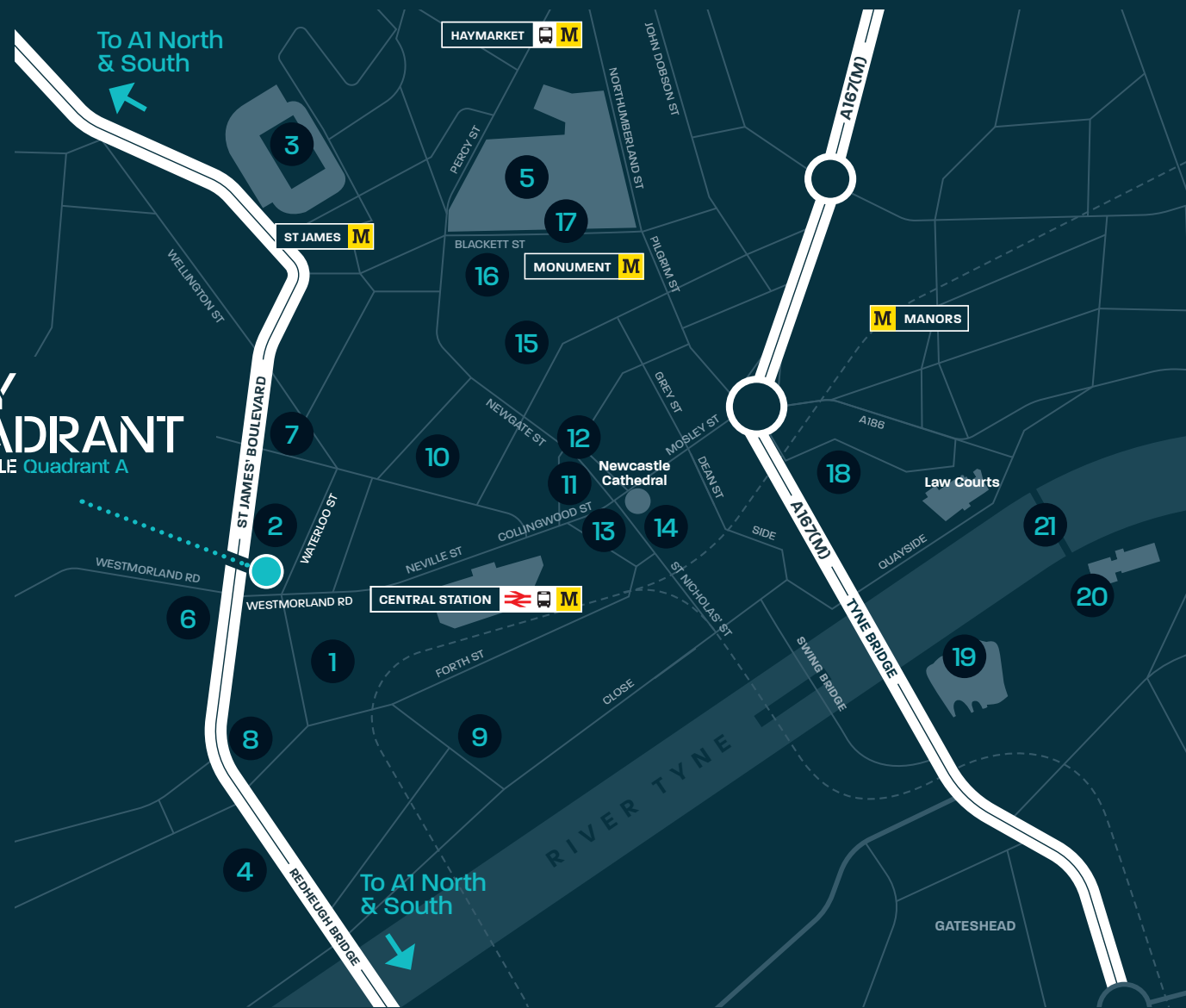


Newcastle
Central Station 
Metro Station 

St James' Boulevard

CITY QUADRANT

NEWCASTLE Quadrant A



Just off St James' Boulevard Waterloo Square, Newcastle upon Tyne NE1 4DP



St James' Boulevard



Newcastle Central Station

Location

City Quadrant is a landmark mixed-use development conveniently situated at the junction of two of the city centre's main arterial routes: St James' Boulevard and Westmorland Road.

The building benefits from being within close proximity to a multitude of nearby retail and leisure amenities, as well as good public transport links. Newcastle Central Station is located 150m (less than 5 min walk) away and both Eldon Square and Haymarket bus stations are within 1km (less than 15 min walk), providing frequent access to both national and local networks.

The Grainger Town car park (401 spaces) is part of the same plaza offering the option of both landlord owned spaces or City Council operated season permits.

-  Central Station
Less than 5min walk
-  Holiday Inn
1min walk
-  A1(M) North & South
10min drive

Nearby amenities

- | | |
|--|--|
| 1 Centre for Life | 12 Bigg Market |
| 2 Holiday Inn & Grainger Town Car Park | 13 Manahatta Newcastle |
| 3 St James' Park | 14 Moku |
| 4 Utilita Arena | 15 Grainger Market |
| 5 Eldon Square Shopping Centre | 16 Alchemist Newcastle |
| 6 Lane7 | 17 Banyan Newcastle |
| 7 Hadrian's Tower | 18 Fork Café Bar |
| 8 Leonardo Hotels | 19 The Glasshouse Centre for International Music |
| 9 Sanco | 20 Baltic Centre for Contemporary Arts |
| 10 Social Bird | 21 Gateshead Millennium Bridge |
| 11 Twenty Twenty | |



Description

City Quadrant provides high specification modern office suites within a managed environment.

The suites are fitted out in a contemporary style with the following amenities:

- + Air conditioning
- + Raised floors
- + Bookable meeting rooms
- + Attractive shared kitchen facilities
- + On-site building manager
- + Dedicated meeting rooms
- + Shower facilities
- + Fibre internet connection
- + Optional car parking is also available next door at Grainger Town

Accommodation

The available suites are on the 1st and 2nd floors with the quoting rents listed inclusive of rent, service charge, utilities but exclusive of VAT and any rates payable.

SUITE	SIZE (SQ M)	SIZE (SQ FT)	SIZE (PERSONS)	RENTAL P/A	RV
Suite 4	40.5	436	6	£17,500	£7,200
Suite 16	21.6	233	4	£9,500	£3,900
Suite 19	32.9	354	4	£14,000	£5,900
Suite 21	12.4	133	2	£5,000	£2,225
Suite 24	18.2	196	2-3	£8,000	£3,250
Suite 28	39	420	6	£17,000	£7,000
Suite 30	18.8	202	3-4	£8,000	£3,350
Suite 31	51.6	555	12	£22,000	£9,000
Suite 34	68.3	735	12	£29,500	£11,250
Suite 35	34	367	6	£15,000	£6,100

Terms

Occupational options are available on both short, flexible terms and more permanent arrangements. Packages can be tailored to suit the occupier.

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NEWCASTLE Serviced Offices

EPC

The EPC's are:

First Floor East C61

First Floor West C56

Second Floor C58

Targeting an EPC B by 2028.

Certificates available on request via joint agents.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to one of the respective joint agents.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available.

For further information please contact:

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