

To Let

Fourth Floor
Central Square
Forth Street
Newcastle upon
Tyne
NE1 3PJ

August 2020



Central Square, Forth Street,
Newcastle upon Tyne, NE1 3PJ

Highlights

- Grade A Offices
- 3,445 sq ft to 7,400 sq ft
- Dedicated car parking
- Panoramic views over the City
- 20 car spaces

Location

Central Square is situated in an excellent location in the city's central core between Newcastle's Central Station and the busy Quayside. Newcastle's main retail core, Eldon Square Shopping Centre and Northumberland Street are a short walk away and the building benefits from panoramic views over Newcastle City Centre, the River Tyne and its bridge scape.

Within the immediate vicinity are Central Square South 87,000 sq ft modern Grade A office building, Genting Casino to the east, the 4-star Copthorne Newcastle Hotel to the south and the Stephenson Quarter immediately to the west, where to date The Rocket office development has been let to Convergys and a 251 room Crowne Plaza has been developed.

Description

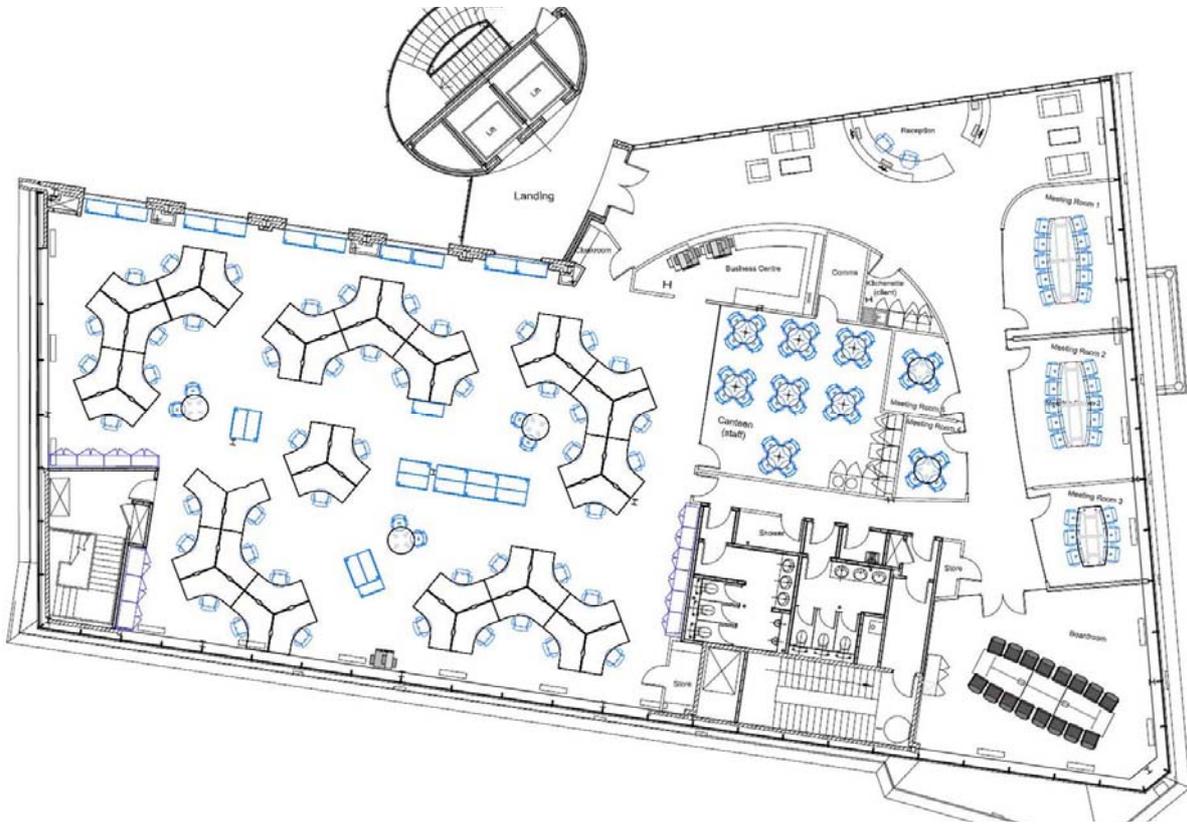
The property comprises a 5 storey Grade A office building. The building has a full height atrium with excellent natural light from a fully glazed south elevation and light permitting membrane roof. Floors in the reception and atrium are covered in Portuguese limestone and there is a large cascading water feature, full height feature staircase and café. Large windows look down into the atrium from each office suite.

The specification includes:

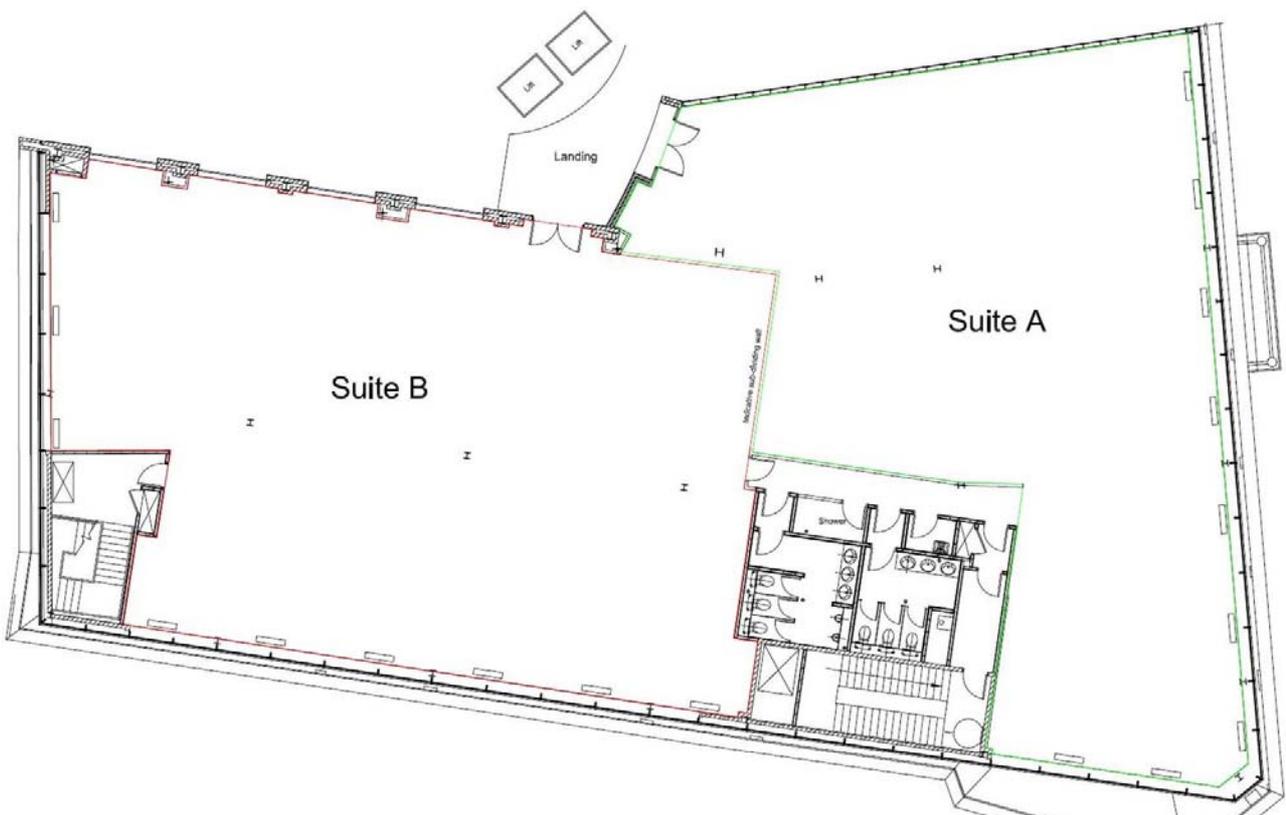
- Open plan Grade A office accommodation with 600 mm raised floors and exposed ceiling beams and suspended lighting units.
- 6 meeting rooms ranging from 2 persons to 16 person boardroom.
- Two x 10 person high specification lifts serving ground to fourth floor.
- Displacement air conditioning provided by floor duct units served by central plant refrigeration system using a none ozone depleting refrigerant. Additional air conditioning to 4th floor by DX cooling cassette.
- BREEAM 'Excellent' rating.
- Impressive 3.3 m floor to finished ceiling height in open plan office area.
- Central mechanical ventilation system delivering high volumes of fresh air.
- Male, female and shower facilities provided with disabled WC at ground level.



Current Partition Layout



Potential Layout on Sub-letting



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Accommodation

The accommodation is available as a whole or potentially Suites A and B could be offered as a letting of part of the suite.

The accommodation briefly comprises of the following approximate areas:

Fourth Floor	687.54 sq m (7,400 sq ft)
Suite A	320.00 sq m (3,445 sq ft)
Suite B	362.00 sq m (3,897 sq ft)

Tenure

The accommodation is held on a full repairing and insuring lease due to expire 24th February 2026 with a rent review due 25th February 2021. The passing rent being £161,900 per annum for the office space.

Alternatively a letting of part is available, this would be by way of a new full repairing and insuring sub-lease for a term to expire February 2026..

Car Parking

The whole suite benefits from 20 car parking spaces.

Rateable Value

We understand that the property has the following rateable value £125,000. However, we recommend that all interested parties make their own enquiries to the Local Rating Authority.

EPC

The property has an Energy Performance rating of D.

Legal Costs

Each party to bear their own reasonable legal costs incurred in the transaction.

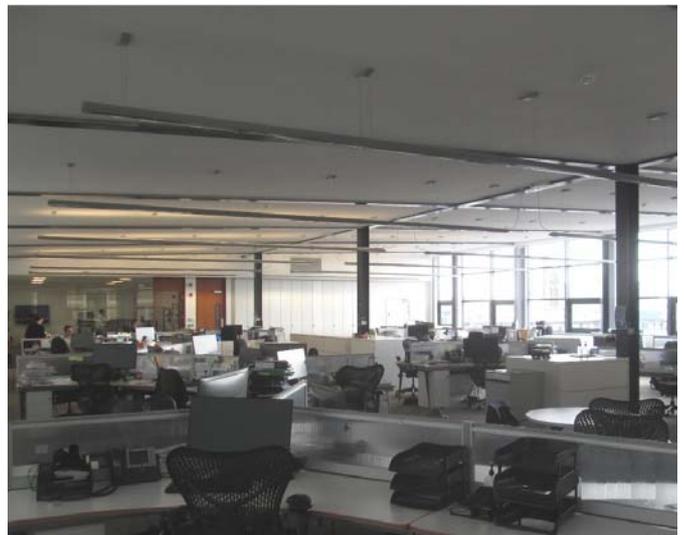
VAT

The property has been elected for VAT.

Anti-money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.



Tony Wordsworth

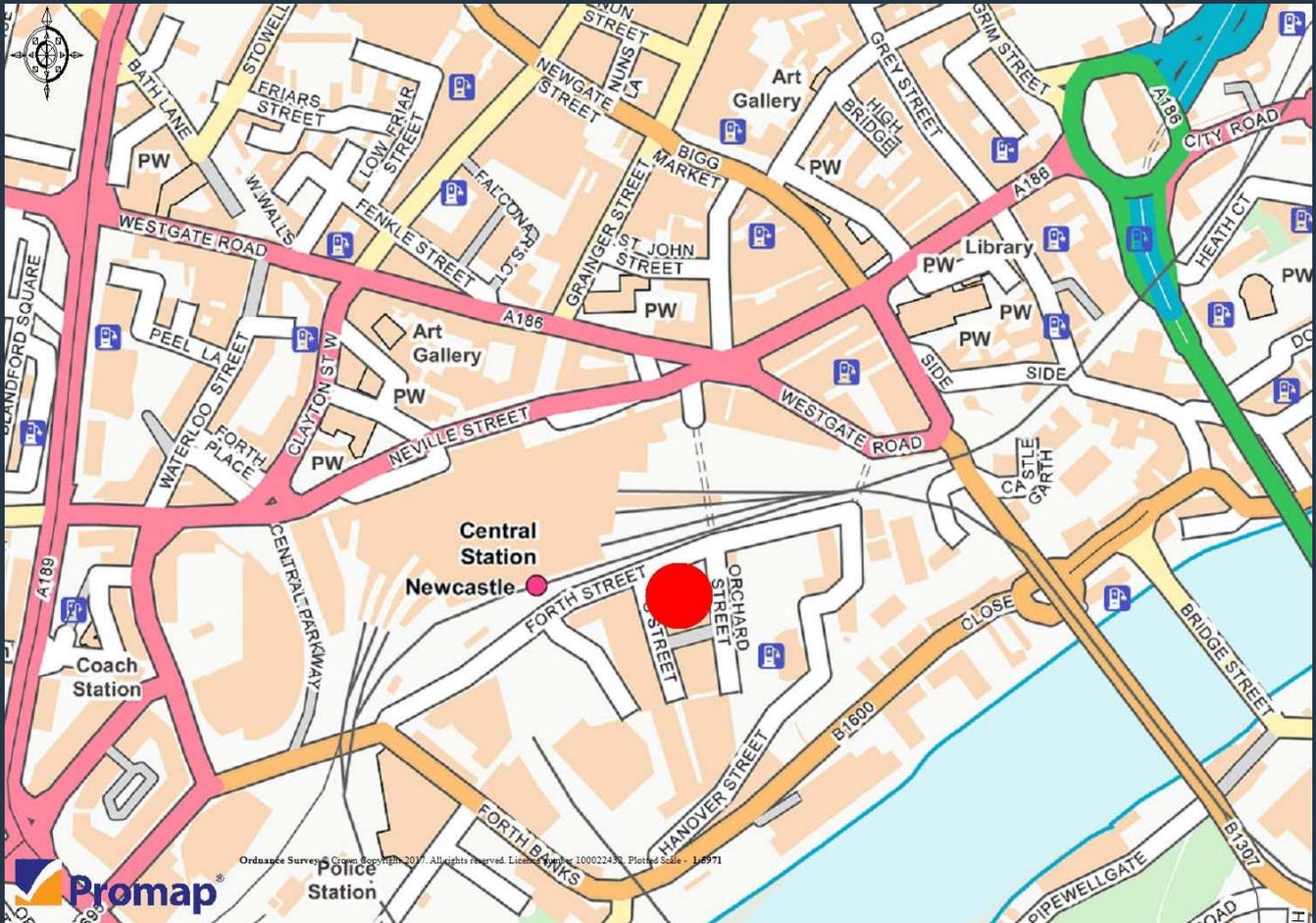
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Property ref

avisonyoung.co.uk/12014

Location Plan



Avison Young

Central Square South, Orchard Street, Newcastle upon Tyne NE1 3AZ

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