



NEWCASTLE NE1 4JE



ST JAMES' BOULEVARD, NEWCASTLE UPON TYNE NE1 4JE
HIGH QUALITY REFURBISHED OFFICE ACCOMMODATION



CITYGATE

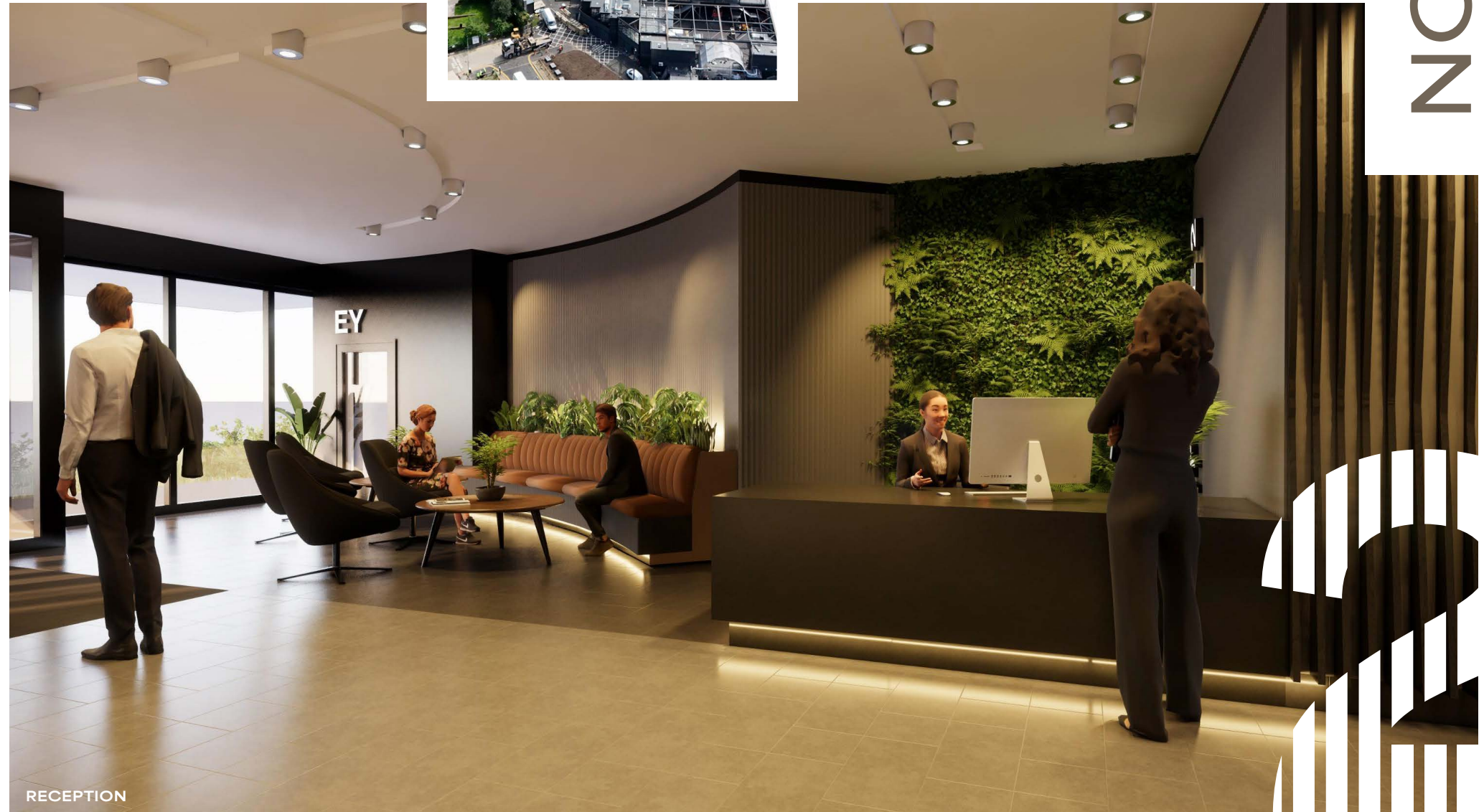
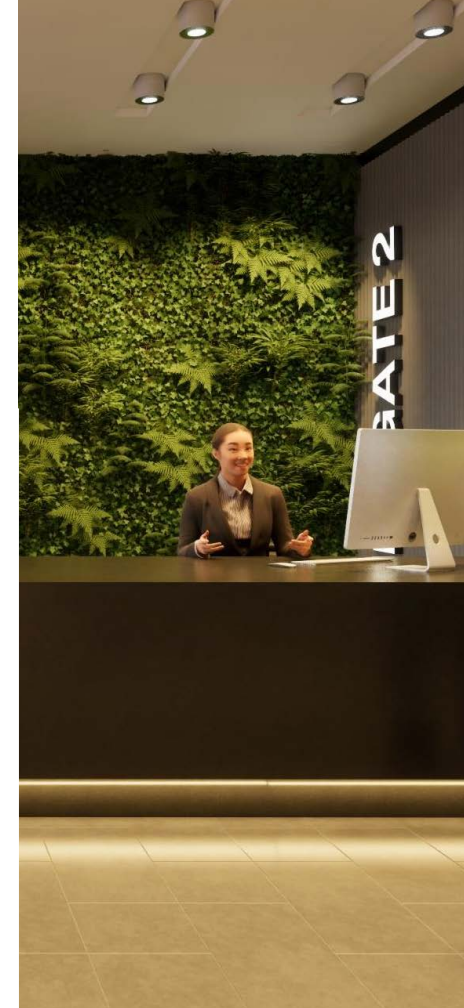
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Citygate II occupies a prominent position at the top of St James' Boulevard in the centre of Newcastle upon Tyne and offers the opportunity to occupy accommodation alongside some of the city's most prestigious tenants.

We are able to offer a single suite on the part 3rd floor of 7,178 sq ft providing a high level of specification with an open floor plan layout offering an unrivalled level of flexibility for tenants and their fit out.

The ground floor entrance and common parts are currently being refurbished, creating a contemporary feel throughout the building and introducing a new informal seating area within the foyer.

There are proposals to extend these works will to include the introduction of additional secure cycle storage, together with shower and changing facilities.



RECEPTION

INTRODUCTION



WE OFFER AN UNRIVALLED LEVEL OF FLEXIBILITY FOR TENANTS AND THEIR FIT OUT.

Citygate II is situated on St James' Boulevard at the heart of Newcastle City Centre and within an area which is widely recognised as a prime office location within the city.

The area has undergone significant regeneration over the past 3 years, with the introduction of Newcastle Helix, a joint development between Newcastle City Council and Newcastle University.

Further development is also due to take place at Strawberry Place near St James' Park further adding to the regeneration of the area.

The property is located adjacent to St James Metro Station, providing easy access to the wider Tyne & Wear Metro network whilst both Newcastle Central Station and Haymarket Bus Station are located within a 5 minute walk.

LOCATION



AN AREA RECOGNISED AS
A PRIME OFFICE LOCATION
WITHIN THE CITY.



SURROUNDING AREA



ST JAMES METRO 1 MIN



ST JAMES' PARK 2 MINS



CENTRAL STATION 5 MINS

Citygate II is one of Newcastle City Centre’s prime office locations, constructed in the early 2000’s and home to several high profile tenants, including:



Ernst & Young



Grainger Plc

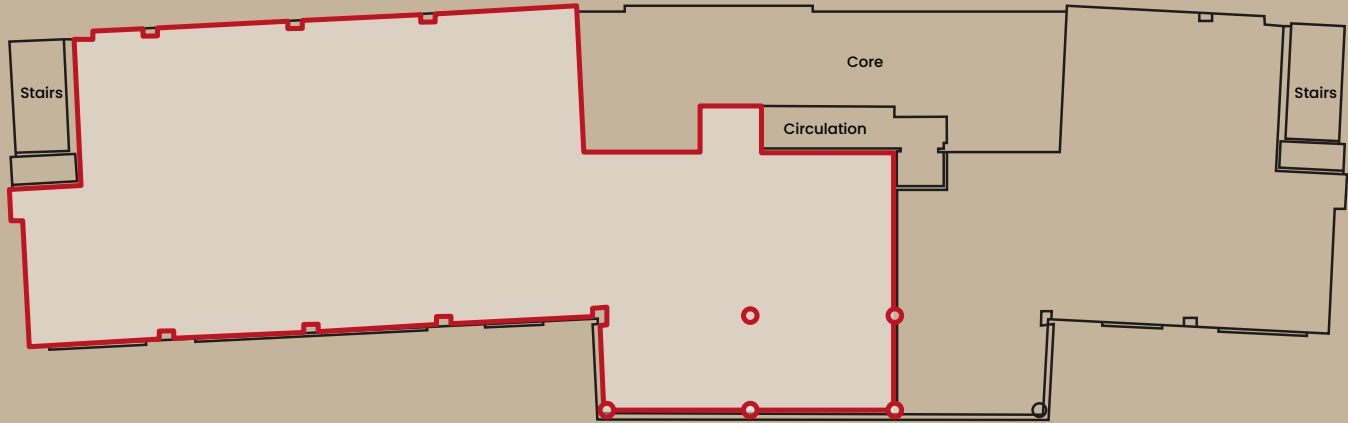


UNW Accounting

The property features a large modern manned reception area leading to three high speed passenger lifts which provide access to all floors, with two of the lifts also serving the basement, giving ease of access to the car park cycle stores and proposed new shower block.

Each floor benefits from dedicated male, female and disabled toilets including shower facilities.

CITYGATE II
THIRD FLOOR PLAN



The available accommodation is as follows:

FLOOR	SQ M	SQ FT
Part 3rd Floor	7,178	666.85

The available accommodation benefits from the following specification:

- Four pipe fan coil cooling
- Suspended ceilings
- Full access raised flooring
- 2.7m floor to ceiling height
- New LED Lighting
- Excellent natural lighting
- Remodelled entrance and reception area
- Refurbished common areas
- Secure basement parking
- Secure basement cycle store
- Dedicated fibre internet and managed network services - 10 gbps dedicated service / 100% uptime available / 24hr install
- EPC - B





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THE SUITE IS ACCESSED DIRECTLY FROM THE CENTRAL CORE, GIVING ACCESS TO LIFTS AND FULLY REFURBISHED WC'S AND A SHOWER ON EACH FLOOR.



Lease Term

The accommodation is available by way of a new effective FRI lease for a term to be agreed.

Financial Terms

Please contact the agents for further information on pricing, Business Rates and Service Charge.

Energy Performance

EPC B rating.

Please contact the agents for further information.





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VIEWING

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