

CITY QUADRANT

NEWCASTLE Quadrant A

To Let
**Self-contained
Commercial Premises**
7,418 sq ft (689.13 sq m)
Suitable for variety of uses



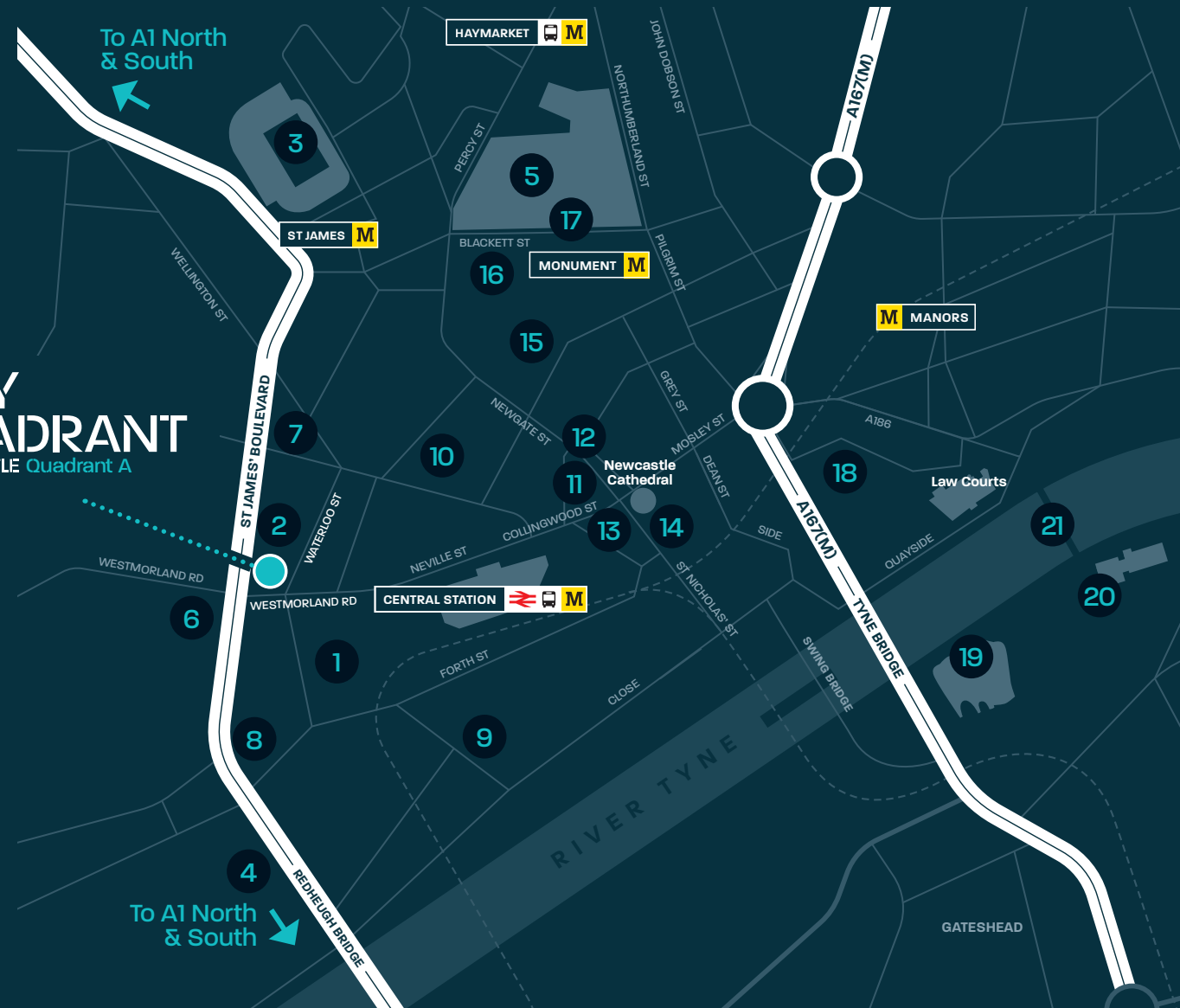
St James' Boulevard

Quadrant A

Waterloo Street

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.

-  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 | |



CITY QUADRANT

NEWCASTLE **Quadrant A**



Mezzanine

Ground floor

Description

Quadrant A provides open-plan and self-contained office accommodation which benefits from the following high-quality specification:

- + Air conditioning
- + LED lighting
- + Floor trunking
- + Attractive kitchenette facilities
- + Meeting rooms
- + Demised male, female and disabled toilets
- + Shower facilities
- + Spacious floor to ceiling height of 5.63 meters (maximum)
- + Full height windows permitting abundance of natural light
- + Opportunity for generous parking provision

This property is suitable for a variety of uses including office, healthcare, retail, leisure and lifestyle.

Accommodation

The property provides the following Net Internal Area:

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
Mezzanine	102.93	1,108
Ground	382.75	4,120
Basement A	203.45	2,190
Total	689.13	7,418

Additional basement accommodation is available extending to 2,650 sq ft. Details available on request.

Terms

The property is available for lease on terms to be agreed.

Rent

The quoting rent is £15 per sq ft exclusive.



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EPC

The EPC is C58

Rateable Value

Upon application.

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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