



**CENTRAL
SQUARE SOUTH**
NEWCASTLE

NEW **FULLY FITTED** OFFICE SUITES
AVAILABLE IN ONE OF NEWCASTLE'S
MOST ICONIC BUILDINGS

OVERVIEW

Central Square South is one of the most striking office buildings in Newcastle upon Tyne. The building is due to undergo a comprehensive refurbishment, including a brand-new business lounge, newly fitted shower and changing facilities, and fully fitted office suites, setting new standards of office accommodation in the city and targeting an EPC A rating.

Its 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

The building is configured across six floors circling an impressive, full height atrium with a 24-hour manned reception. The refurbishment will deliver a brand-new business lounge, with comfortable breakout seating, free access to bookable meeting rooms and a barista-style coffee point.

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.



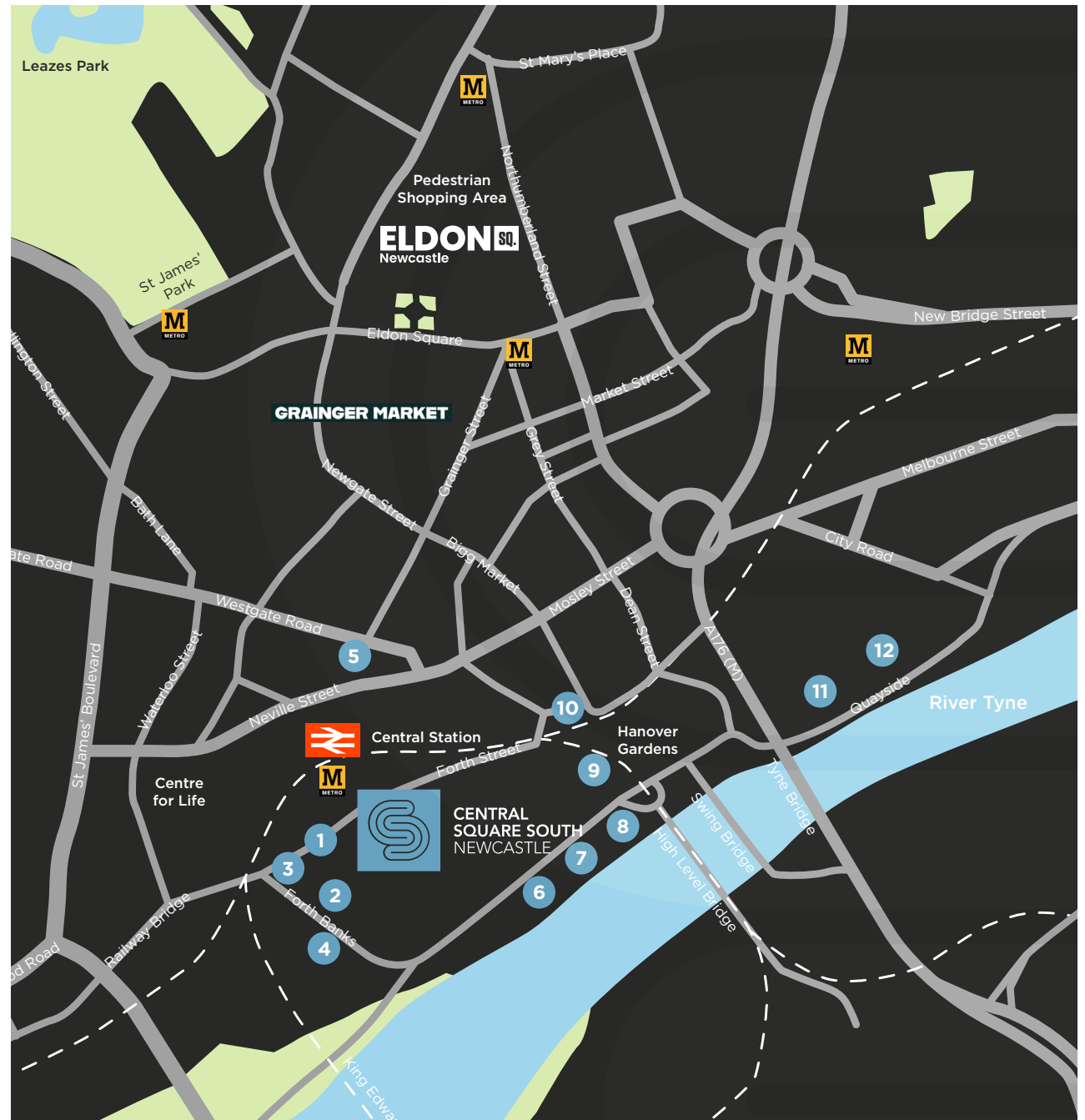
CGI image of fitted suite for illustration only

LOCATION

Orchard Street is located to the south of 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, cafes and sandwich shops 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:

1. Crowne Plaza
2. Stephenson Quarter Car Park
3. Sachins
4. Sanco
5. Hampton
6. Copthorne
7. Inside
8. Gino
9. House of Tides
10. French Quarter
11. Malmaison
12. Dakota





CENTRAL
SQUARE SOUTH
NEWCASTLE



Central Station

St James
Boulevard



ST. JAMES' PARK



Helix

ELDON
Newcastle

Grey Street



SPECIFICATION

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

The office accommodation provides **fully fitted** office suites configured around a large glazed atrium. The specification of the building includes:



Newly refurbished
office suites



New fully electric
air conditioning



Four fully fitted
offices



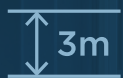
New business lounge
with barista station



Free bookable
meeting rooms



New showers and
changing facilities



3m finished floor to
ceiling height



Raised access floor with
450mm void



24-hour access
and security



Male, female and
disabled WC facilities on
each floor



Expansive double-
glazed windows



2 x 10-person, high
specification lifts and feature
staircase from atrium



Targeting an EPC A



Cycle stores



Parking ratio of 1 space
per 1,000 sq ft



GROUND FLOOR

4,790 SQ FT 445 SQ M



Fully fitted suite benefiting from:



42 workstations with potential for more



Client waiting area



8 person executive board room



6 person meeting room



Social cafe / breakout area



Server room



Storage Lockers



Hot desking



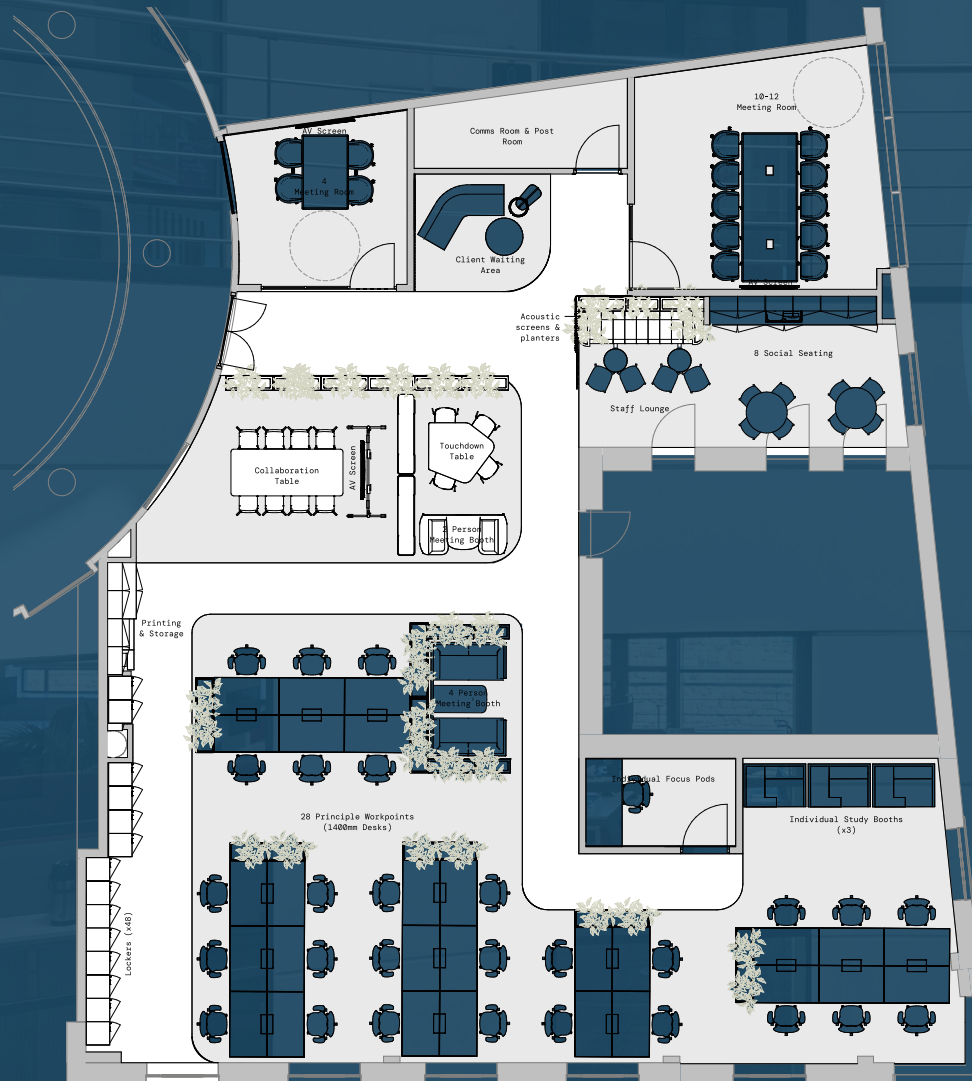
Focus pods & booths



CGI image of fitted suite for illustration only

3RD FLOOR NORTH

3,223 SQ FT 299 SQ M



Fully fitted suite benefiting from:



28 workstations with potential for more



Client waiting area



10 person executive board room



4 person meeting room and collaboration table



Social cafe / breakout area



Server room



Storage Lockers



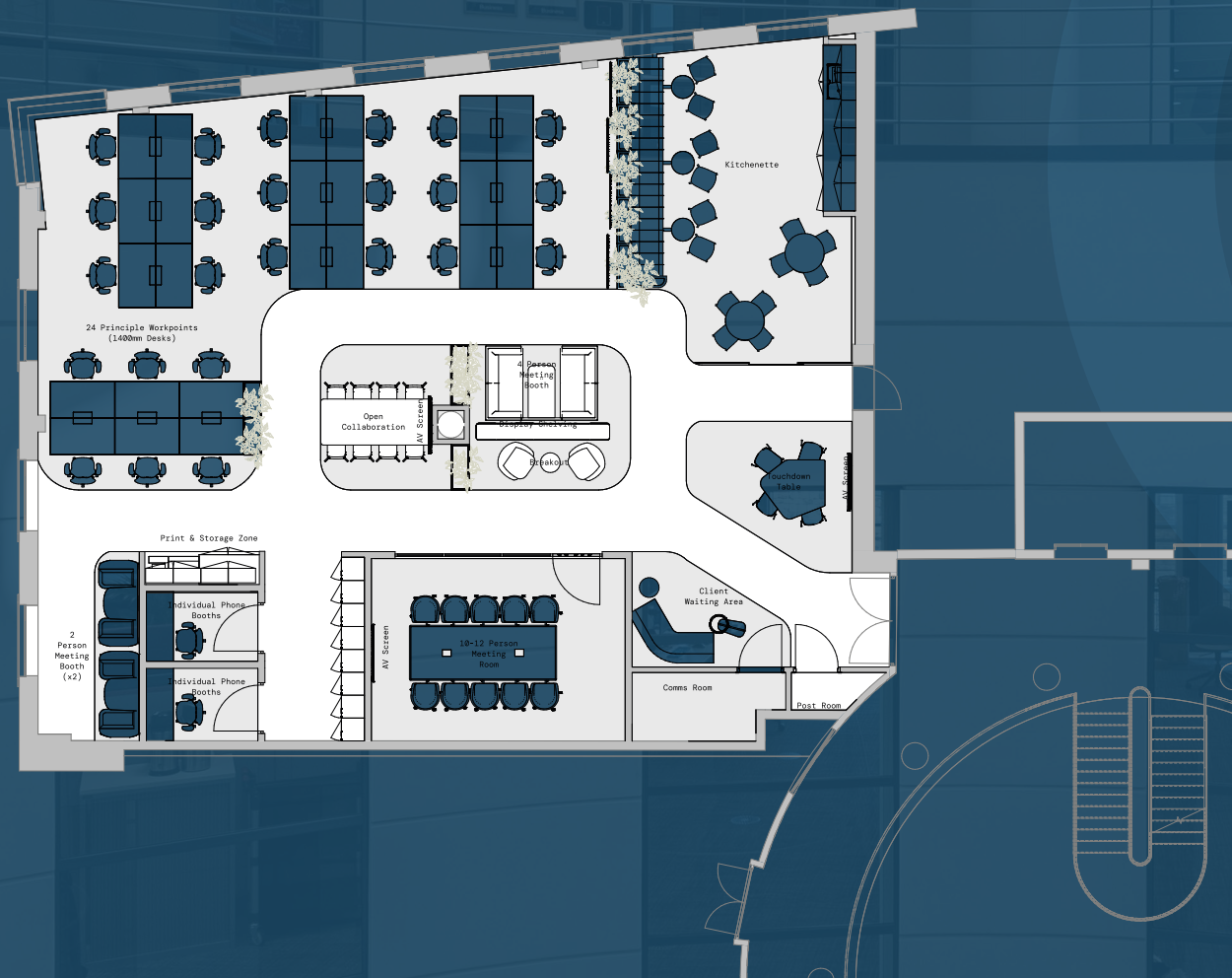
Focus pods & booths



CGI image of fitted suite for illustration only

3RD FLOOR SOUTH

2,790 SQ FT 259 SQ M



Fully fitted suite benefiting from:



24 workstations with potential for more



Client waiting area



10 person executive board room



Collaboration area



Social cafe / breakout area



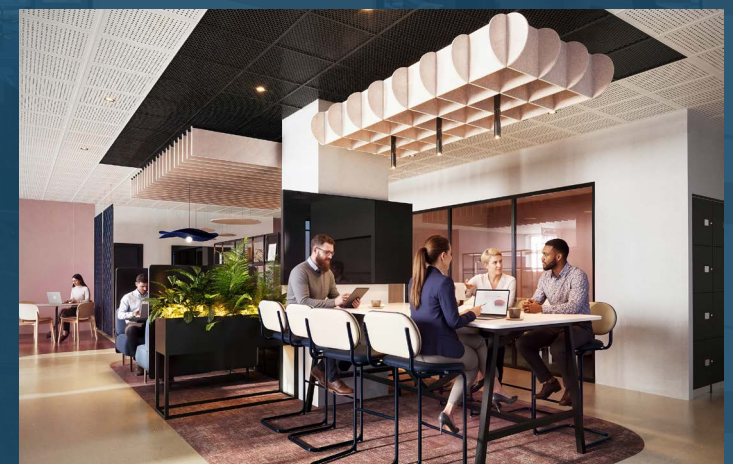
Server room



Storage Lockers



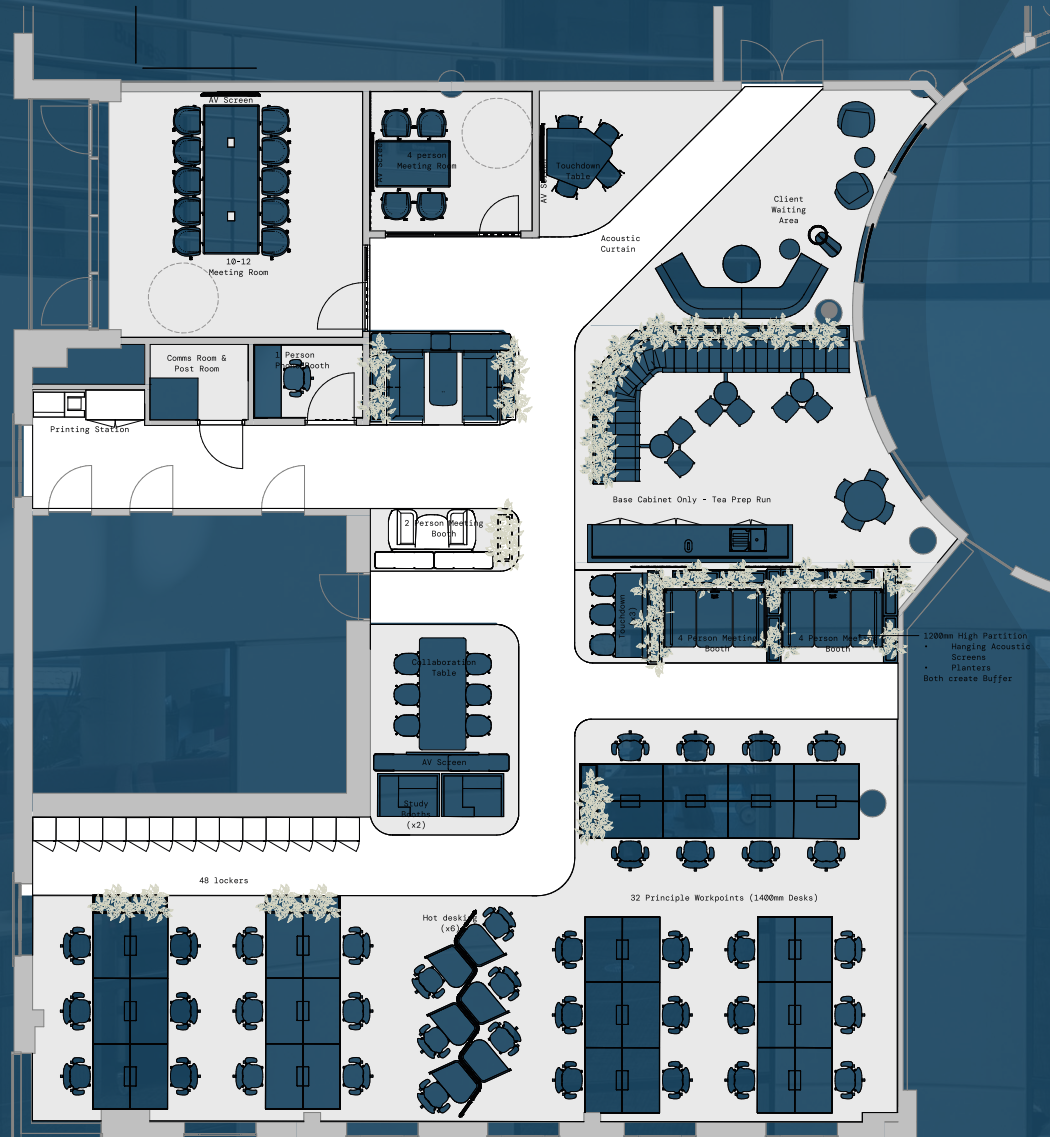
Focus pods & booths



CGI image of fitted suite for illustration only

4TH FLOOR SOUTH

3,797 SQ FT 353 SQ M



Fully fitted suite benefiting from:



32 workstations with potential for more



Client waiting area



10 person executive board room



4 person meeting room and collaboration table



Social cafe / breakout area



Server room



Storage Lockers



Hot desking



Focus pods & booths



CGI image of fitted suite for illustration only

BUILDING AMENITIES

As part of the comprehensive refurbishment programme Central Square South will see the addition of brand-new business lounge, with comfortable breakout seating, free bookable meeting rooms and a barista-style coffee point, along with fitted shower and changing facilities creating a high quality working environment.

AVAILABILITY

FLOOR	SQ FT	SQ M
Ground Floor	4,790	445
Third (part South)	2,790	259
Third (part North)	3,223	299
Fourth (part South)	3,797	353
TOTAL	14,600	1,356



Ground floor suite amenities



Ground floor co-working/café & meeting room



Mens changing facilities

TERMS

The premises are offered on a new effective Full Repairing and Insuring basis for a term to be agreed.

RENT

On application

RATING

On application

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

Targeting an EPC A rating following the comprehensive refurbishment. Full EPC certificate available upon request.

CONTACT

PARKER KNIGHTS

REAL ESTATE

MICHAEL DOWNEY

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

CAROLYN RIDLEY

07437 911 193 | 0191 649 8924
cridley@parkerknights.co.uk

savills

GREG DAVISON

07977 587 303 | 0191 917 1444
greg.davison@savills.com

EMMA YOUNG

07977 097 760 | 0191 917 1444
emma.young@savills.com

Parker Knights and Savills 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 Parker Knights and Savills 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. September 2026 Designed by 