City | Quadrant

All-inclusive, flexible office space to let

Prime, high specification, 150 meters from Newcastle Central Station

From 133 sq ft (40.5 sq m) to 829 sq ft (252.7 sq m)

All-inclusive, flexible space

CITY QUADRANT | WATERLOO SQUARE | NEWCASTLE UPON TYNE | NE1 4DP

CITY QUADRANT provides high specification modern offices within a managed environment. Short flexible terms can be accommodated as can longer more permanent solutions. Packages can be tailored to the occupier in accordance with their specific needs.

*All-inclusive package does not include Business Rates

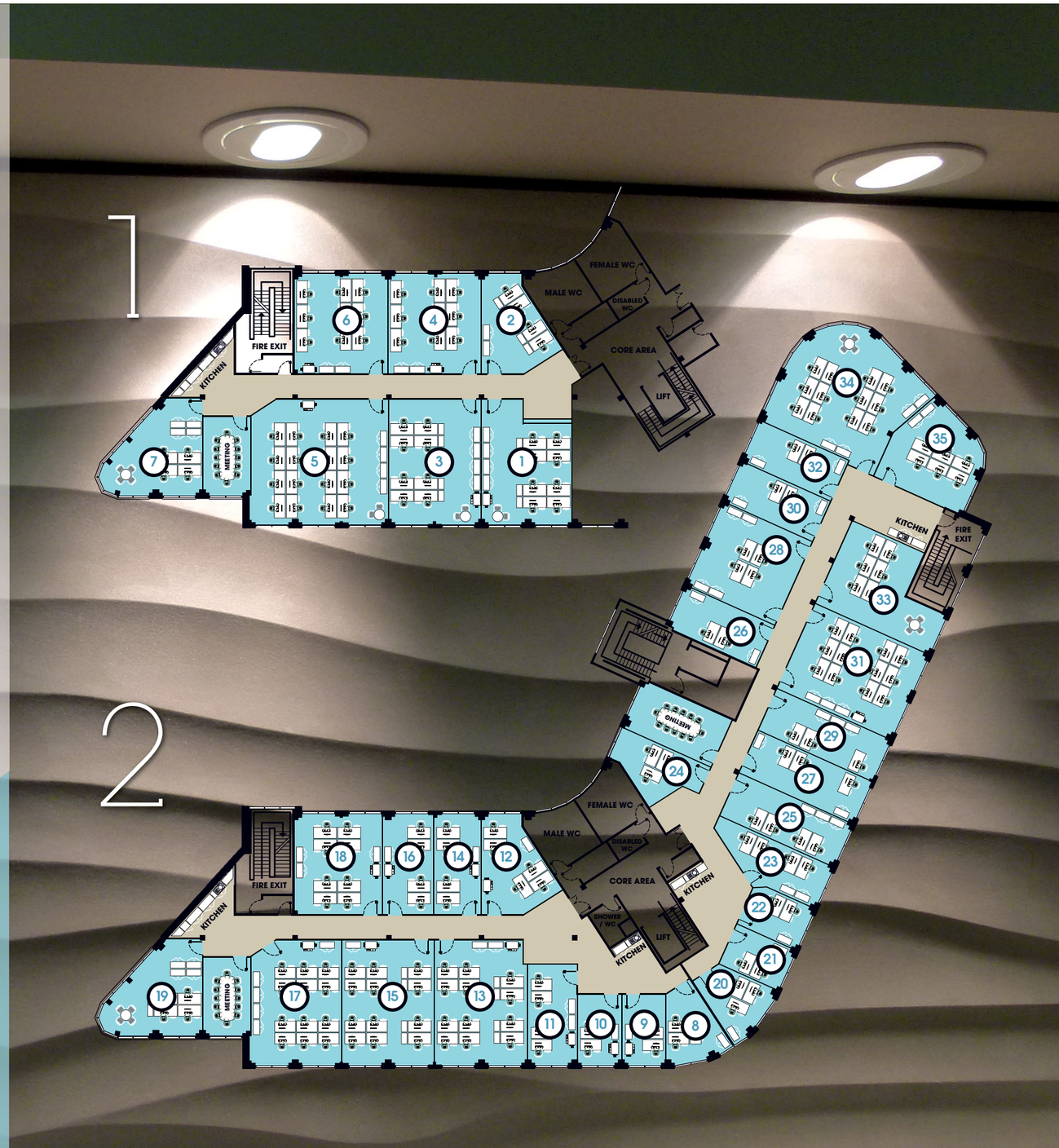
The offices are fully fitted to a high specification and are ready for immediate occupation.
Our all-inclusive package* is detailed below …

OFFICE SPECIFICATION INCLUDES:

- Glazed double height feature reception
- 13 person passenger lift
- Comfort cooling
- Full access acoustic metal raised floors
- Fitted floor boxes
- Data cabling
- High grade carpets
- Full height solar reflective double glazing
- Intercom system serving every suite
- Cycle stores

THE OFFICE RENTS INCLUDE:

- Service charge
- Electricity (including heating and air conditioning)
- Buildings insurance
- On-site building manager
- Use of shared kitchen facilities
- Dedicated meeting rooms
- Shower facility
- High speed fibre internet connection
- Telephone line rental (for one channel – additional lines available)
- Cleaning of the offices and common parts



www.cityquadrantnewcastle.co.uk

LOCATION

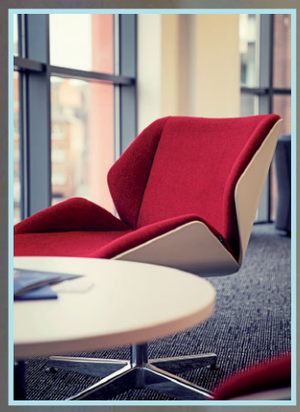
City Quadrant is a stunning landmark mixed use development situated at the western entrance to Newcastle City Centre within 150m of Central Station.

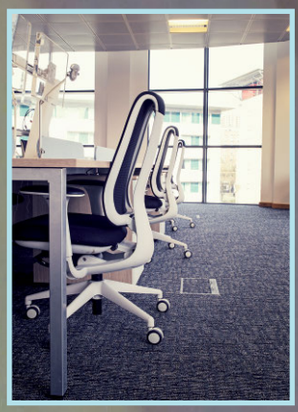
The scheme is part of the Waterloo Square development and forms part of the western gateway to Newcastle's vibrant City Centre.

The scheme lies adjacent to the A6082/A189 St James Boulevard on Westmorland Road, an excellent location with Newcastle Central Station, the main Coach Station, the International Centre for Life and the retail core all in close proximity.

Newcastle Central Station provides direct Metro access to the east coast, Newcastle International Airport and Sunderland City Centre.

The A6082 St James Boulevard gives direct access to the A184 and A1(M) providing the main road network both north and south.





Viewing and further info ...

Edwin Thompson
0191 2557777
www.edwin-thompson.co.uk

Lesley McIver 0191 255 7777
l.mciver@cityquadrantnewcastle.com

John Haley 01228 635 894
j.haley@edwin-thompson.co.uk

Naylors
0191 232 7030
www.naylors.co.uk

Simon Taylor 0191 211 1565
simontaylor@naylors.co.uk

James Fletcher 0191 211 1560
jamesfletcher@naylors.co.uk

MISREPRESENTATION ACT: Edwin Thompson and Naylors for themselves and for the Vendor of this property, whose Agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract. 2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. 3. No person in the employment of Edwin Thompson or Naylors has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor. 4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn. **MAY 2016.**

© Design, photography and production **LittleRedRoosterCreative.co.uk.** Hatching the potential in property.