

# WELLBAR CENTRAL

Fourth Floor  
5,853 sq ft To Let

Gallowgate  
Newcastle upon Tyne  
NE1 4TD



# WELLBAR CENTRAL

## Description

Wellbar Central was constructed in 2010 and comprises one of the foremost office buildings in Newcastle. It provides exceptional, flexible office space over nine floors of office accommodation.

A centrally located core benefits from four 13-person passenger lifts together with a service lift in the secondary core. Each floor has centrally positioned male and female toilets together with disabled toilet and shower facilities.

The building is constructed to a high specification with full access metal raised floors and a floor to ceiling height of 2.7 metres, suspended ceilings with integrated LG7 lighting and VRF cooling and heating system.

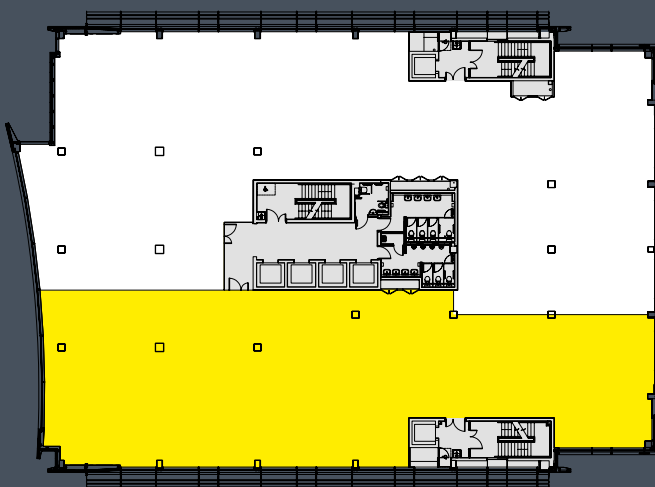
Floor to ceiling windows provide an abundance of natural light on the floor plate.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition, and the approximate net internal floor area provides 543.76 sq m (5,853 sq ft).

## Fourth Floor Plan

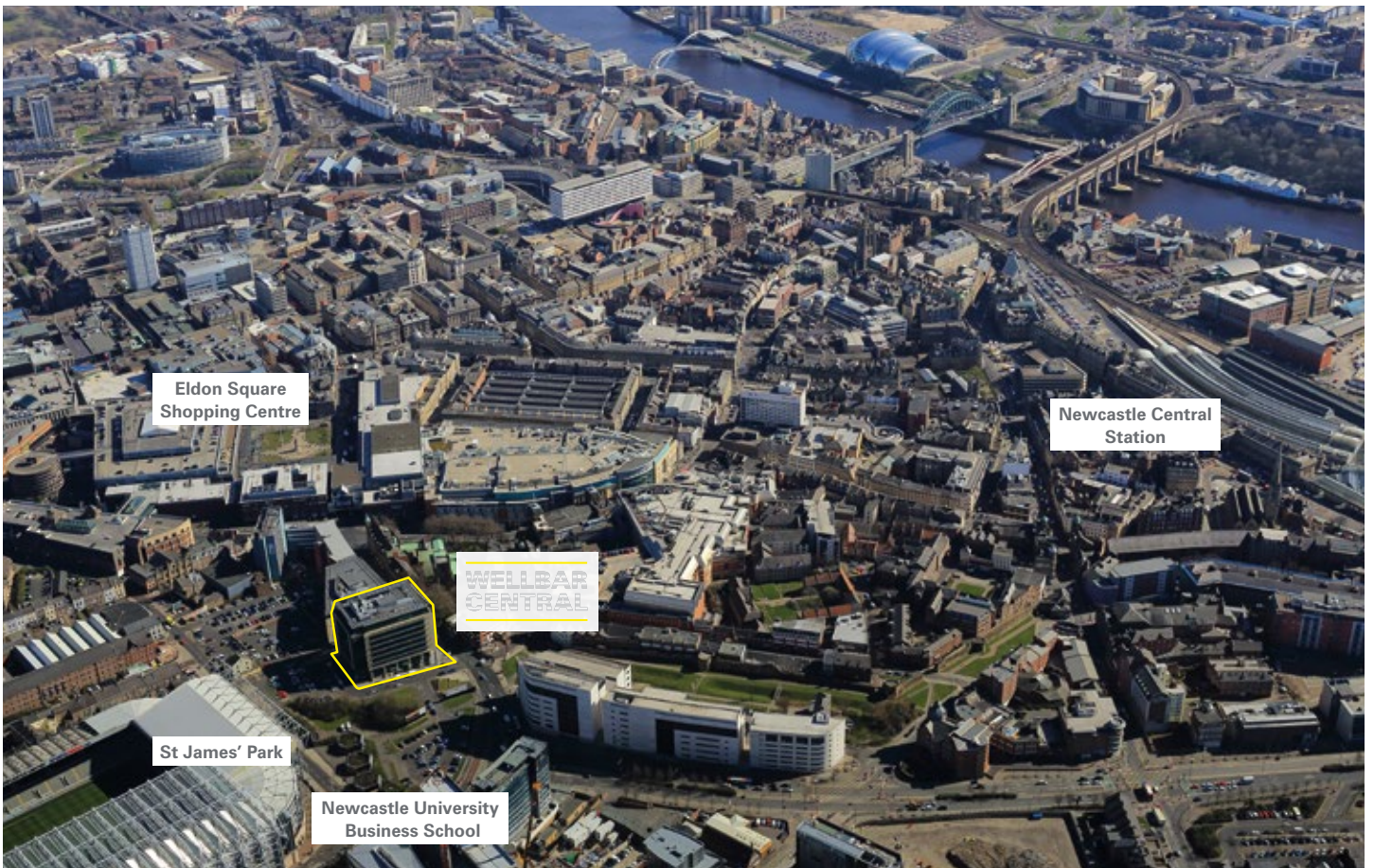
543.76 sq m (5,853 sq ft).



Not to scale







## Location

Wellbar Central is situated at Gallowgate, equidistant between Eldon Square Shopping Centre and St James' Park, Newcastle United's football club stadium.

The property is opposite St James' Metro station, providing quick and easy access across Tyne & Wear. Newcastle Central Station is only a five minute walk to the south providing direct rail access throughout the UK.

The building is also in close proximity to Newcastle Science City, a 24 acre site, formerly occupied by Newcastle Brewery, a joint venture between Newcastle City Council and Newcastle University to become a science and technology led business district which will consolidate the area as a prime place for business occupiers in the city.

The development of Wellbar Central together with the adjacent office development, Time Central, has secured the area as one of the most central office locations within the city.



## Energy Performance Certificate

The property benefits from an EPC of C:54.

## Terms

Upon application.

## Viewing

Strictly by appointment via sole agents, BNP Paribas Real Estate:

**Aidan Baker**

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