



**TO LET**

**One Central Parkway, Newcastle upon Tyne, NE1 3BZ**

Modern City Centre Office Space Available  
From 7,388 to 10,177 sq ft

**johnson  
tucker** 



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## SUMMARY

The premises are ideally situated adjoining Central Station providing ease of access to local trains and the metro system.

The property is also well positioned in Newcastle city centre and ideal for central pubs, bars, restaurants and other leisure facilities as well as the prime retail pitch of Eldon Square and Northumberland Street, The Quayside, The International Centre for Life and the Stephenson Quarter.

There are also local eateries on the station concourse at the Centre for Life, Times Square and along Neville Street. The property is only a short walk away from both Northumbria and Newcastle Universities.

One Central Parkway is a traditional Grade II Listed Building that has been refurbished in a contemporary style.

7,388 sq ft is available immediately and there may be an opportunity to take on additional space in the future

The premises provide fully fitted top quality open plan modern offices with air conditioning, central heating, 9 person passenger lift, shared kitchen and staff canteen, shared male and female WC facilities.

**By way of an assignment the premises are available at a rent of £10 psf and service charge of £4.45 psf**



## LOCATION

Newcastle upon Tyne is the commercial capital of the North East of England. The city is situated 12 miles inland from the east coast, some 270 miles north of London, 105 miles south of Edinburgh and 94 miles north of Leeds. The city is on the main A1 London to Edinburgh trunk road and links to Carlisle via the A689 to the west of the city. Newcastle benefits from being situated on the main east coast railway line. The Metro system provides connections throughout the city and the rest of Tyne & Wear. The city has a population of 280,835, although this extends to 879,996 if the whole Tyneside conurbation is taken into account.

## SITUATION

The property is ideally situated adjoining Central Station providing ease of access to local trains and the metro system. The property is also positioned in the city centre and is therefore perfectly positioned for pubs, bars, restaurants and other leisure facilities as well as the prime retail pitch of Eldon Square and Northumberland Street, the Quayside, the International Centre for life and the new Silverlink development at Stephenson's Quarter.

The main public NCP car park for the area is the Times Square car park opposite the Jurys Inn hotel on the other side of the Centre for Life which is about a 5 minute walk away. We understand that additional parking may be made available at the Jurys Inn hotel or public car parks. Please contact us for more information on parking.

There are also local eateries on the station concourse at the Centre for Life, Times Square and along Neville Street. The property is only a short walk away from both Northumbria and Newcastle universities.

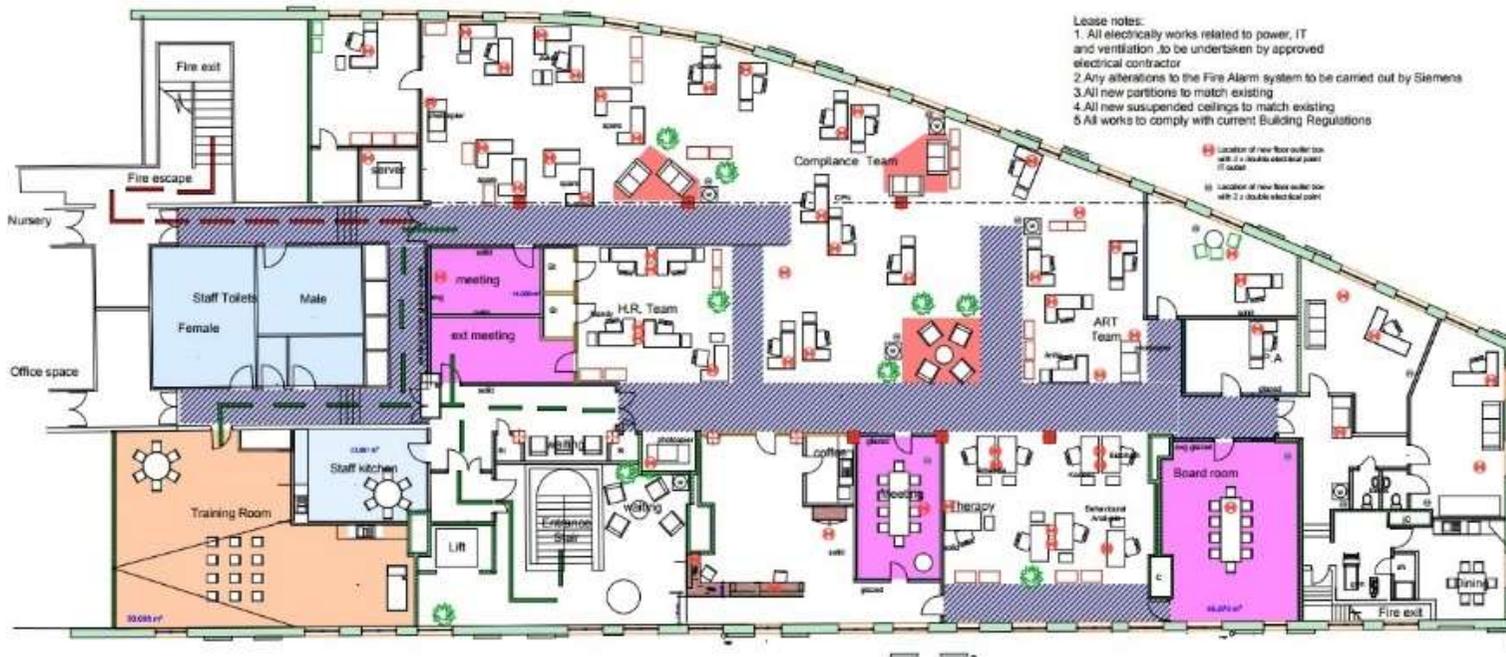


## DESCRIPTION

Central Parkway is a traditional Grade II listed building that has been refurbished in a contemporary style. The offices are located along Central Parkway directly between the International Centre for Life and Newcastle Central Station in close proximity to the regional road networks. The property comprises a two storey stone building with pitched slate roof. The available accommodation is located on the first floor with its own self-contained access from Central Parkway and a lift to the first floor. The premises provide fully fitted top quality open plan modern offices.

## ACCOMMODATION

The total gross internal floor areas is 10,177 sq ft, however only approximately 7,388 sq ft will be available immediately.



## EPC

Energy Performance Rating of D(77). The energy performance certificate is available on request

## VAT

Rents quoted are exclusive of VAT. The property is not elected to Tax and therefore VAT will not be paid on the rents.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from tenants.



## BUSINESS RATES

According to the VOA the rateable value is currently £100,152. Based on a UBR of 50.4% the rates payable is currently £50,476.61 or approximately £5.05 psf

## PROPOSAL

Our client holds an FRI lease over the property until July 2025.

The accommodation is available to let by way of an assignment or sub-lease for a period up to the lease end.

Consideration will be given to lettings of part and as a whole subject to the terms of the existing lease.

Space is available by way of an assignment/sub-lease at a rent of £10 psf on effective full repairing and insuring terms by way of a service charge charged a £4.45 psf

## VIEWING

Strictly by appointment through Johnson Tucker LLP. For more information please contact:

Kristian Sorensen

Tel: 0191 269 7890

Email: [kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)



### Conditions under which these particulars are issued

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