

wellbar

newcastle

High Quality
Office Accommodation



Preview our
newly refurbished
penthouse suite

Wavelength



Wellbar



wellbar established

Wellbar provides a total of 118,000 sq ft of prime Grade A office accommodation, with an EPC B rating, in the centre of Newcastle upon Tyne and offers the opportunity to occupy accommodation alongside some of Newcastle's most prestigious tenants.

The property offers suites from 5,819 sq ft up to 13,974 sq ft and is tailored to provide a high level of specification and open floor plates offering flexibility for tenants to fit out.

The ground floor entrance and common parts are fully refurbished, creating a contemporary feel throughout the building and introducing a greater level of amenity to the reception area.

The property also features shower and changing facilities for the benefit of all the tenants.



WEL FLO OR L

WELBAR CENTRAL

- 8 SUTHERLAND
- 7 CAPITAL, HEART & SMOOTH
- 5 IRWIN MITCHELL
- 4 ONEADVANCED
- 3 SKY



WELLBAR
EQUIPPED

wellbar equipped

The available accommodation benefits from the following specification:



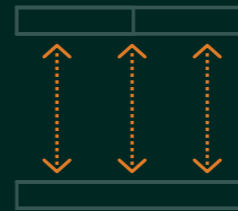
New Electric VRF Heating & Cooling



LED Lighting



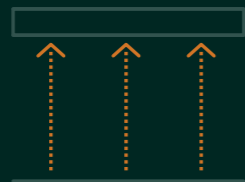
Refurbished common areas



2.7m+ floor to ceiling height



Excellent natural lighting



Full access
raised flooring



Suspended ceiling (7th Floor)
and exposed services (9th Floor)



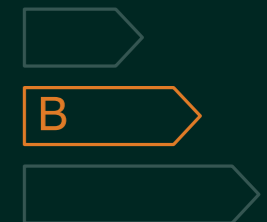
Generous ground floor
break out/reception



Secure basement
cycle store



New shower/
changing facilities



EPC rating B



Welldigital

wellbar organised

The Stack

FLOOR	TENANT
9th	Available Thompsons Solicitors
8th	Avison Young National Energy Action Eversheds
7th	Available (Capable of splitting to create smaller suites)
6th	Turnitin Careline LifeStyles LLP
5th	Irwin Mitchell Kennedys Law Firm
4th	XPS Pension Group Advance Business Software XPS Pension Group
3rd	Sky
2nd	Sky
1st	Sky
Ground	Reception Costa Coffee Greggs



Available accommodation

FLOOR	SQ M	SQ FT
9th	540.6	5,819
7th	1,298.2	13,974

wellbar refurbished

Cat A Open plan space

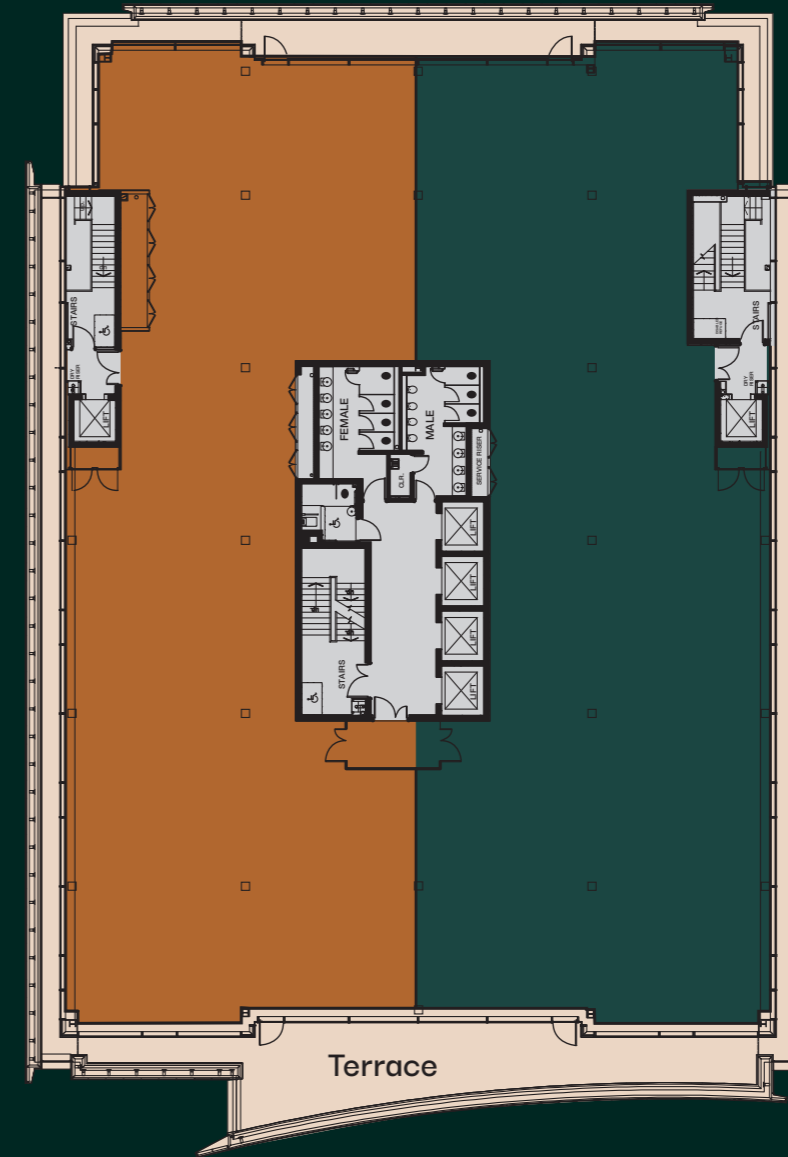
Floor plates are arranged around a central core, giving access to lifts and fully refurbished common parts, WC's and a shower on each floor (in addition to the shower and changing facilities adjacent to the cycle storage).

The configuration of each floor allows options for sub division in order to create a range of suite sizes.

7th floor



9th floor



Lease terms

The accommodation is available by way of a new effective FRI lease for a term to be agreed.

Financial terms

Please contact the agents for further information on pricing, Business Rates and Service Charge.

EPC

Following completion of the refurbishment works, the building benefits from an EPC B rating.

Please contact the agents for further information.

wellbar surrounded



Newcastle University
Business School

Sandman
Signature Hotel

St James' STACK

St James' Park

Royal Victoria
Infirmary

Newcastle
University

China
Town

Eldon Garden
Shopping Centre

Civic
Centre

The
Gate

Eldon Square
Shopping Centre

Northumberland
Street

Monument
Mall

Grey's
Monument



M HAYMARKET

M ST JAMES

M MONUMENT



wellbar surrounded

Wellbar is situated on Gallowgate in the heart of Newcastle City Centre within an area which is widely recognised as a prime office location within the city.

The area has undergone significant regeneration over the past 3 years, with the introduction of Newcastle Helix, a joint development between Newcastle City Council and Newcastle University.

The property is located adjacent to St James Metro Station, providing easy access to the wider Tyne & Wear Metro network whilst both Newcastle Central Station and Haymarket Bus Station are located within a 5-minute walk from Wellbar.

Newcastle University - The Fredrick Douglas Centre



St James Metro Station

The Catalyst, Newcastle Helix



wellbar informed

For more information on the property, please contact one of the agents below:



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Wellbar