

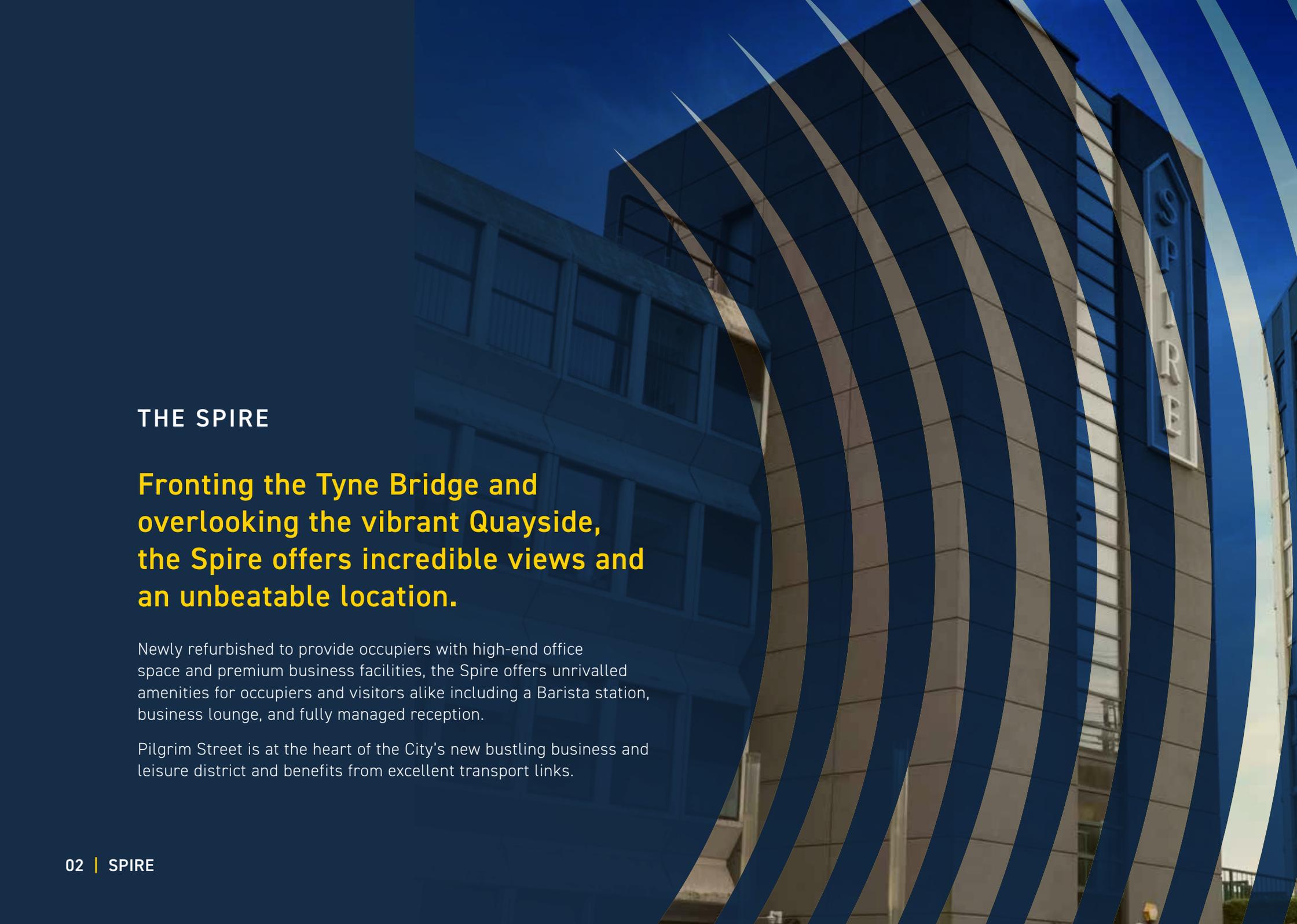


SPIRE

A CENTRAL SPACE BUILDING

0191 644 4039

www.central-space.co.uk



THE SPIRE

Fronting the Tyne Bridge and overlooking the vibrant Quayside, the Spire offers incredible views and an unbeatable location.

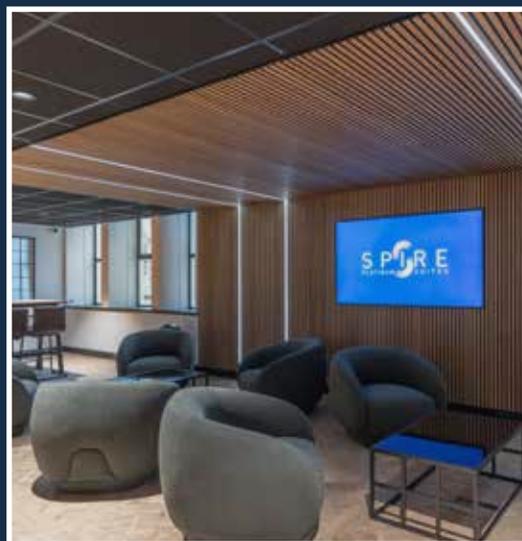
Newly refurbished to provide occupiers with high-end office space and premium business facilities, the Spire offers unrivalled amenities for occupiers and visitors alike including a Barista station, business lounge, and fully managed reception.

Pilgrim Street is at the heart of the City's new bustling business and leisure district and benefits from excellent transport links.

Comprising of 38,566sq ft of Grade A plus office accommodation spanning over four floors, the space has been transformed to create sleek and sophisticated workspace, tailored to the individual occupier.

From 4 person ultra all inclusive serviced office suites to full floorplates, our sizes range up to 19,685 sq. ft. Our expertise in bespoke fit outs can turn your business needs into reality.

Pilgrim St, Newcastle upon Tyne NE1 2ES





Grade A plus newly refurbished office space

OFFICE SPACE

- Grade A plus suites
- Fully refurbished reception, washrooms and communal areas
- Sustainability drive achieving EPC grade B
- Meeting facilities
- Business lounge
- Unrivalled views of the city
- Parking
- Shower rooms
- DDA Compliant
- Bike storage

Unlike traditional office space, our Grade A plus suites are delivered with a host of features as standard:

- Meeting rooms
- Tea points/kitchen area
- Break out area
- Pre installed designer flooring and ceilings
- Desks and furnishing option
- LED lighting
- Ultra high-speed broadband
- Climate controlled AC

Minimising client fit out costs and move on times. Our in house team of fit-out specialists can also design and install to client specifications.



PLATINUM SERVICED SUITES

Our Spire Suites stand apart from the competition in design, specification and ancillary services.

DESIGN

- Contemporary furnishings and flooring
- Floors designed to maximise light flow with windows to all suites, glazed doors and partitioning throughout
- Fantastic views
- Tailored to hybrid working

SPECIFICATION

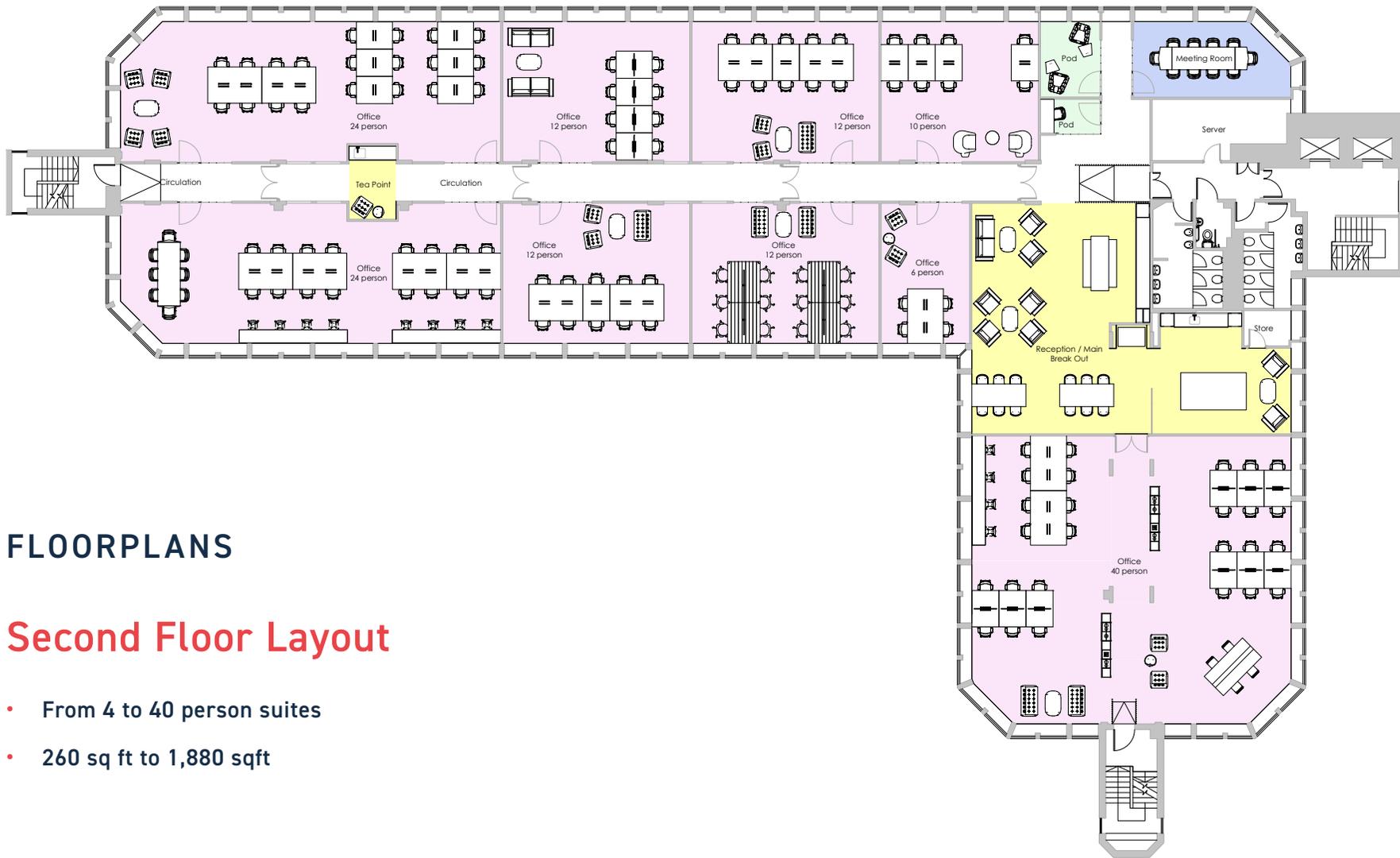
- Individually climate controlled
- LED lighting
- Meeting rooms
- Quiet pods
- Ultra-high speed broadband
- Tea points
- Raised access flooring
- Server room
- Fobbed entry system
- Fully furnished

SERVICES

- Barrista station and business lounge – complimentary freshly ground coffee and refreshments available from 9 till 5
- Manned reception
- 24/7 access
- Client meet and greet







FLOORPLANS

Second Floor Layout

- From 4 to 40 person suites
- 260 sq ft to 1,880 sqft

KEY FEATURES

- Fantastic views from every suite
- 24/7 smart access
- Ultra-fast fibre network
- Office cleaning included
- Fully furnished office suites
- Individually climate-controlled offices
- LED feature lighting
- 2 professional video conferencing facilities
- Video intercom system for each office
- Private telephone booth
- 2 state of the art meeting rooms
- Concierge service
- Managed reception
- Owner managed building (coherent building design)
- Full DDA compliant
- Two passenger lifts
- Shower facilities
- Cycle storage
- Flexible license agreements
- Custom configurable space
- Fantastic transport links
- CCTV
- Central location – ease of access to both the Quayside and Newcastle City Centre
- Discounted rates across other sites
- Designed with hybrid working in mind
- Complimentary refreshments
- Upcoming roof terrace





COMMUNAL & BREAKOUT AREA FEATURES

- Unlimited locally roasted coffee
- Designer breakout areas
- Business lounge
- Furnished with Bo Concept furniture
- Zip taps/filtered and sparkling water
- High-speed connectivity in breakout areas
- Vending machines
- Tea points
- Kitchen facilities
- Upcoming roof terrace



PREMIUM FULL FLOORPLANS

Modern, sophisticated full floorplans to suit larger requirements. Our newly transformed state of the art office space will provide an inspiring setting to base your business with long term security.

A dedicated space for your business to thrive with your own private amenities. Our inhouse team specialise in arranging bespoke client fit outs to deliver your business space priorities.

Benefitting from onsite meeting facilities, fully managed reception and onsite parking.

Prime floorplates flooded with natural light and surrounded by spectacular views due to the convenient central location.

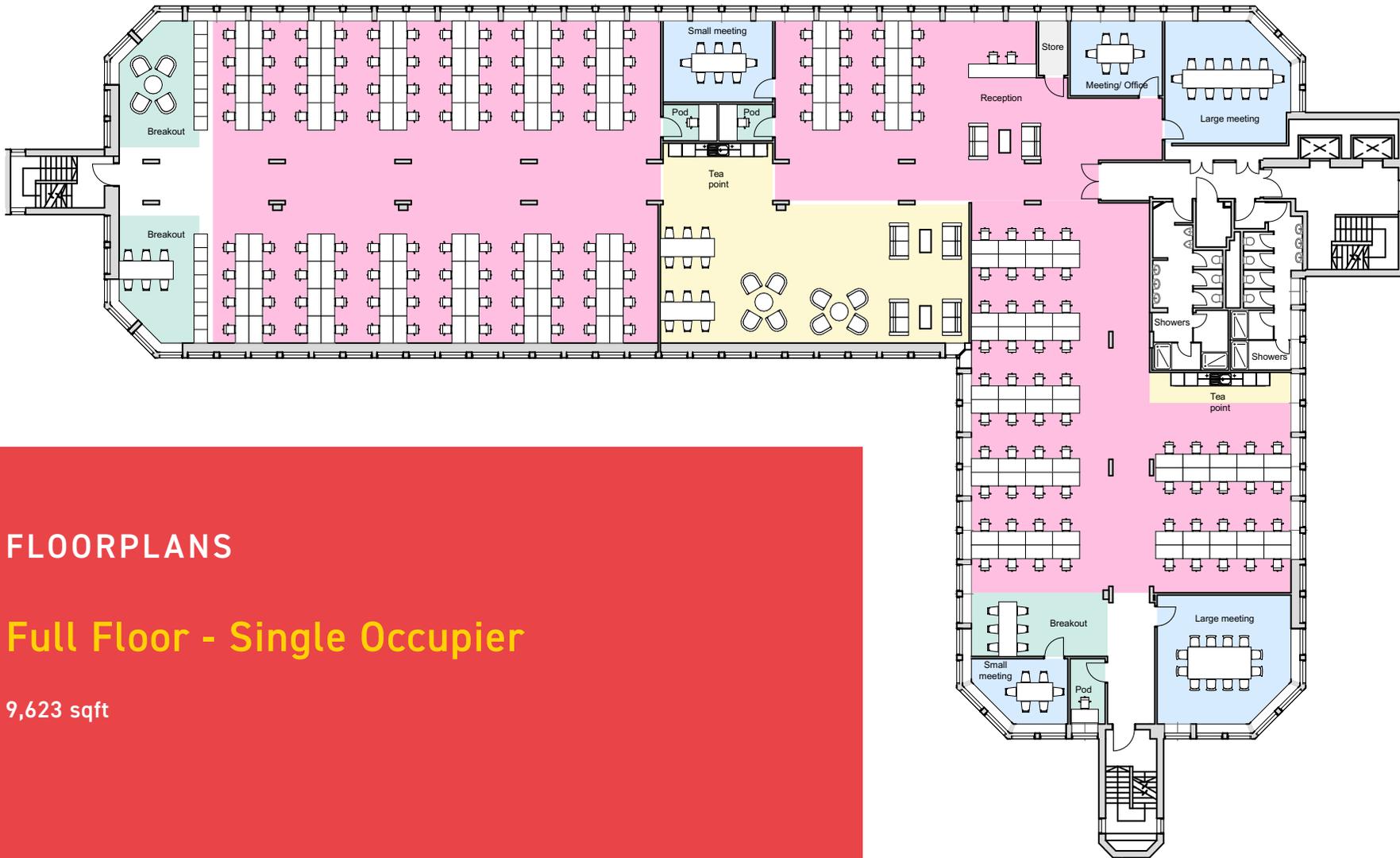
- **Personalise the design to your brand and working culture**
- **Business lounge and meeting room access**
- **Flexible workspace layout**
- **FRI terms and agreements**
- **Brand new refurbished private facilities**
- **Fully managed reception**
- **Onsite parking**
- **Shower and bike storage**
- **Private kitchen space**



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FLOORPLANS

Full Floor - Single Occupier

9,623 sqft



FLOORPLANS

Split Floor - Two Occupiers

Suite 1:
6,664 sq ft

Suite 2:
2,958 sq ft

47 desk off
274.8 sq m / 29





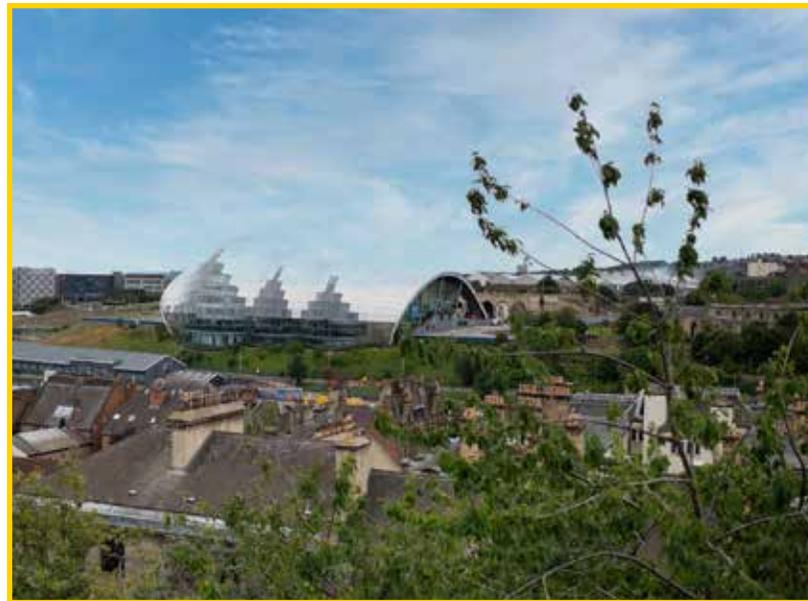


LOCATION

As the regional Capital of the North East, Newcastle is a unique and vibrant City in which to live and work.

THE SPIRE IN THE CITY

Uniquely located seconds from the Central Motorway at the juncture of the ambitious Pilgrim Street Development and the historic Quayside, the Spire boasts both fantastic access to the City's leisure and retail districts with unrivalled transport access.



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TRANSPORT & LOCAL AMENITIES

The Spire building is close to everything you will ever need in Newcastle city centre.

PARKING

- Manors Car Park – 3 mins
- Stockbridge Car Park – 2 mins

TRANSPORT

- Central Motorway – 1 min
- Central Station Rail and Metro – 5 mins
- Manors Metro Station – 5 mins
- Monument Metro Station – 8 mins
- Newcastle Airport – 14 mins

LEISURE & RETAIL

- St James Park
- Café 21
- Eldon Square
- Grey Street
- Pilgrim Street
- The Quayside
- Bridge Tavern



SUSTAINABILITY

The ethos of the Spire refurbishment has been sustainability:

- **Smart refurbishment is better for the environment**
- **Unlike a new building, there is no carbon footprint to offset from demolition and construction**
- **Removal of fossil fuels from the building**
- **LED lighting with motion sensors**
- **Automatic taps**
- **Cycle racks**
- **EPC B rating**
- **Electric vehicle charging**





S.P.R.E.

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