

**AVISON  
YOUNG**

Unit B City Quadrant, Newcastle Upon Tyne, NE1 4DP  
Office To Let | 987 sq ft  
Modern mezzanine level office with access to high quality shared kitchen and break out space

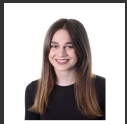
## Unit B City Quadrant, Newcastle Upon Tyne, NE1 4DP

### Summary

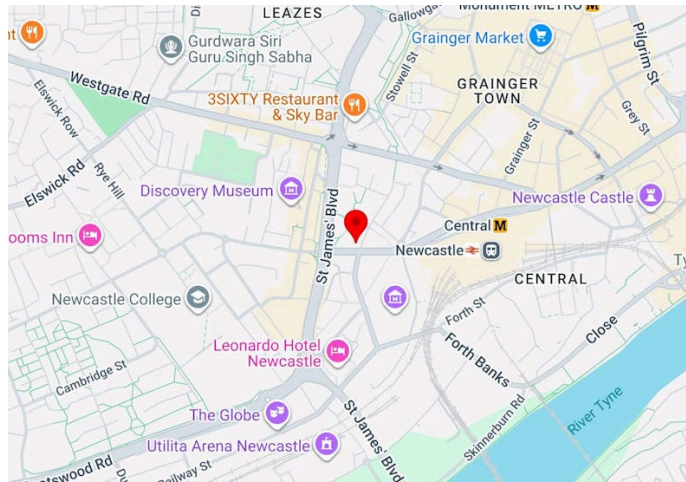
### Contact & Viewings



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### Key Points

- EPC A
- Desirable city centre location
- 3-minute walk from central station
- Large kitchen, breakout and conferencing area on lower ground
- Lift access to mezzanine level

### Description

Unit B City Quadrant offers a high specification modern office at mezzanine level. Tenant will benefit from a shared communal area with fitted kitchen, meeting rooms and break out space.

### Location

City Quadrant is a mixed use development at the western entrance to Newcastle City Centre, just off St James' Boulevard on the corner with Westmorland Road. The building is within 150m of Central Station in the heart of Newcastle providing first class bus and metro links. The Grainger Town car park is part of the same plaza offering season tickets.

### Specifications

- Lower ground floor kitchen and break out area
- Lift access to mezzanine
- LED lighting

