



1 CITYGATE

NEWCASTLE

2,133 – 16,265 SQ FT STATE OF THE ART, REFURBISHED OFFICES IN NEWCASTLE CITY CENTRE



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NEWCASTLE

SMARTER WORKING. YOUR WAY

The Citygate way - A forward thinking gateway building in the most successful and progressive business area of the city; redefined from the inside out, to bring out the best in people.



HOW TO MAKE AN ENTRANCE

2,133 to 16,265 sq ft of gateway office space. Our newly refurbished offices offer floors 2, 6 & 7, and a magnificent statement entrance & business lounge.

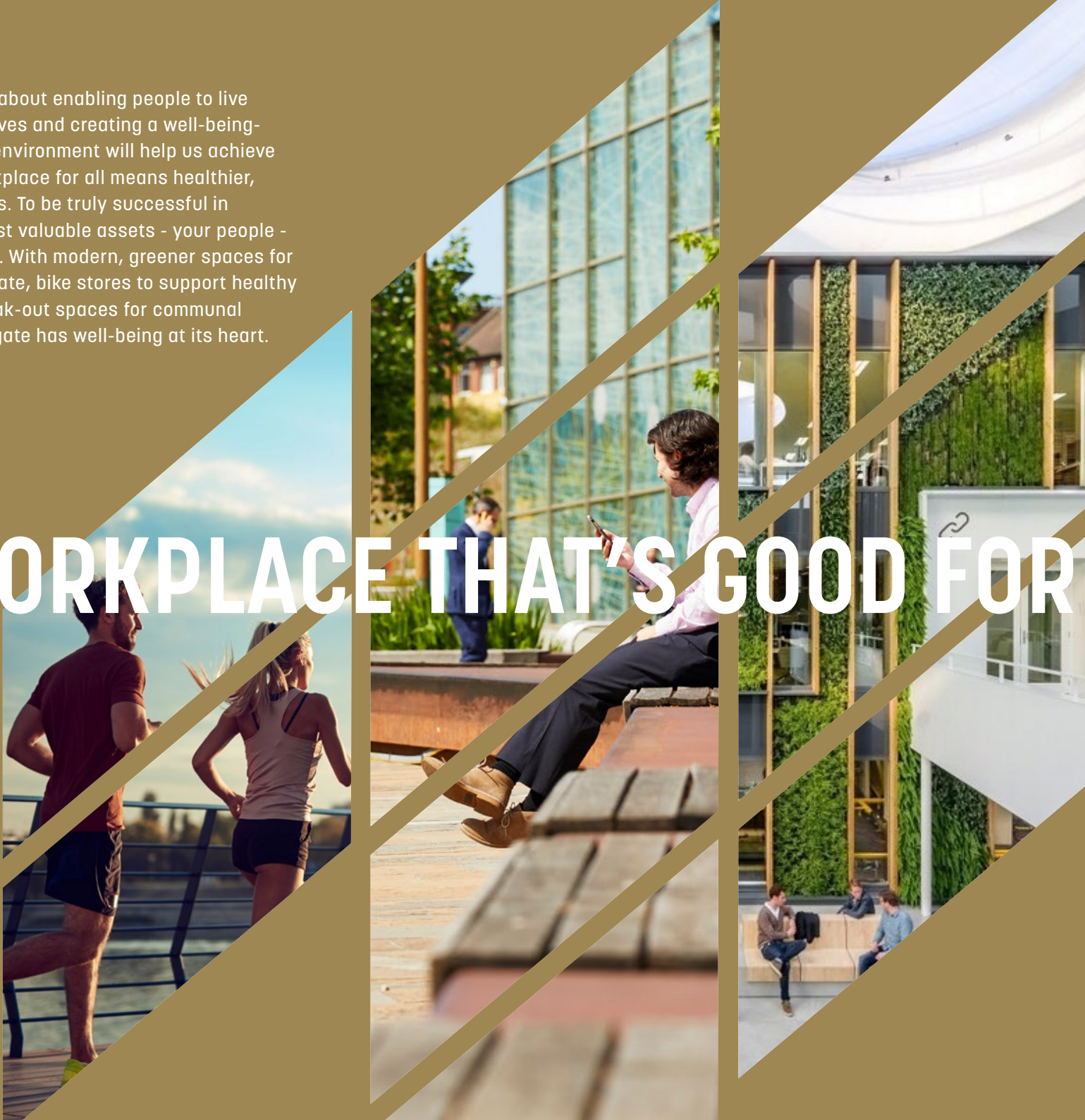


YOUR GATEWAY TO THE CITY

Situated at the top of St James' Boulevard, a prominent gateway site to the city. 1 Citygate can easily get you where you need to be and back. It boasts quick and easy access to Newcastle train station within 7 minutes drive and 14 minutes out to Newcastle International Airport and only 11 minutes drive to the A1 (M)

We're passionate about enabling people to live better, healthier lives and creating a well-being-focused working environment will help us achieve this. A better workplace for all means healthier, happier employees. To be truly successful in business your most valuable assets - your people - need looking after. With modern, greener spaces for a better mental state, bike stores to support healthy lifestyles and break-out spaces for communal interaction, 1 Citygate has well-being at its heart.

A WORKPLACE THAT'S GOOD FOR YOU



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REFURBISHED IS SMARTER

You can still create a better place to work without starting afresh. That's why 1 Citygate is the smarter choice, saving time, money, materials and most importantly, the environment. Unlike a new build, the building doesn't have a carbon footprint deficit to offset from demolition and construction. By joining us at 1 Citygate, you can rest assured you're supporting a greener approach to business.

STANDOUT FITOUT

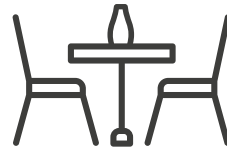
Convenience and community maximise well-being. At 1 Citygate, you'll benefit from a workspace that is focused on offering amenities that improve work life as a community. From lounge facilities and showers to air conditioning and EV charging, we're equipping the building with modern, state-of-the-art facilities to lead the way for a better workplace.



LED LIGHTING



AIR CONDITIONING



LOUNGE FACILITIES
& BREAKOUT AREAS



NEW WC'S SHOWERS,
DRYING ROOMS & LOCKERS



SQ M
OCCUPANCY RATE



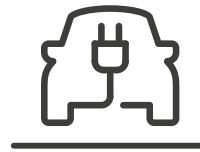
EPC RATING: B



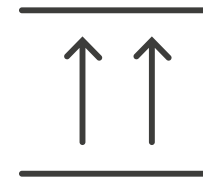
SECURE CYCLE
STORAGE



STATE OF THE ART
RECEPTION WITH
FEATURE COFFEE POINT



EV CHARGING



HIGH LEVEL CEILINGS



FEATURE BENCH
SEATING

SECOND FLOOR

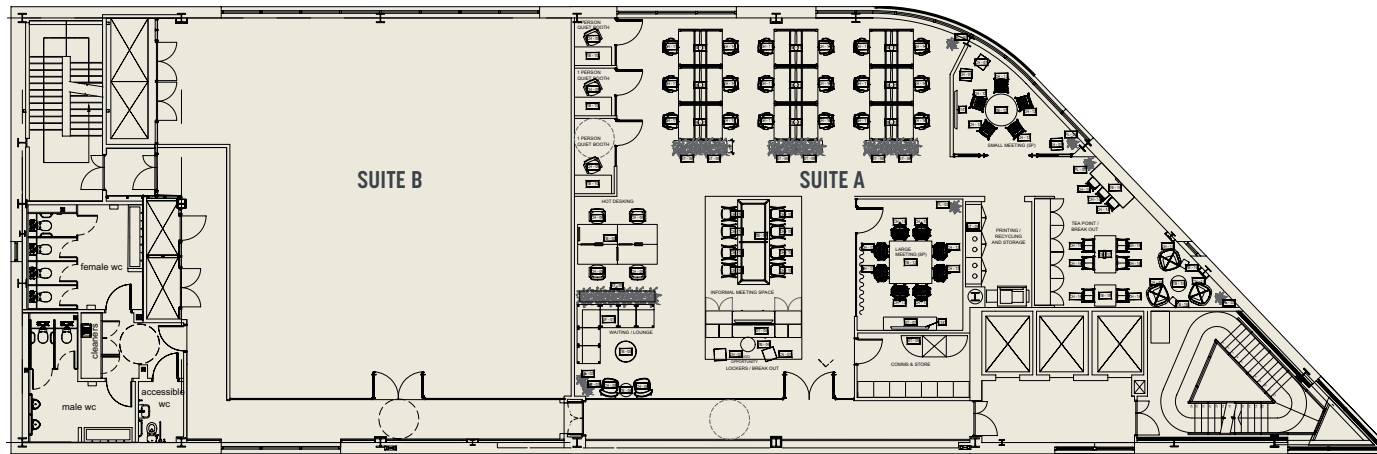
Suite A: 2,855 sq ft (265.2 sq m) fully fitted

Suite B: 2,113 sq ft (196.3 sq m)

2,133 to 16,265 sq ft of gateway office space.

Our newly refurbished offices offer floors 2, 6 & 7, and a magnificent statement entrance & business lounge.

02



SUITE B

The landlord would be willing to do the tenant's fit out on suite B if required.

This would be done on an open book exercise with the cost spread over the term of the lease until break/expiry.

Designed with flexibility to accommodate occupation at up to 1:8 sq m

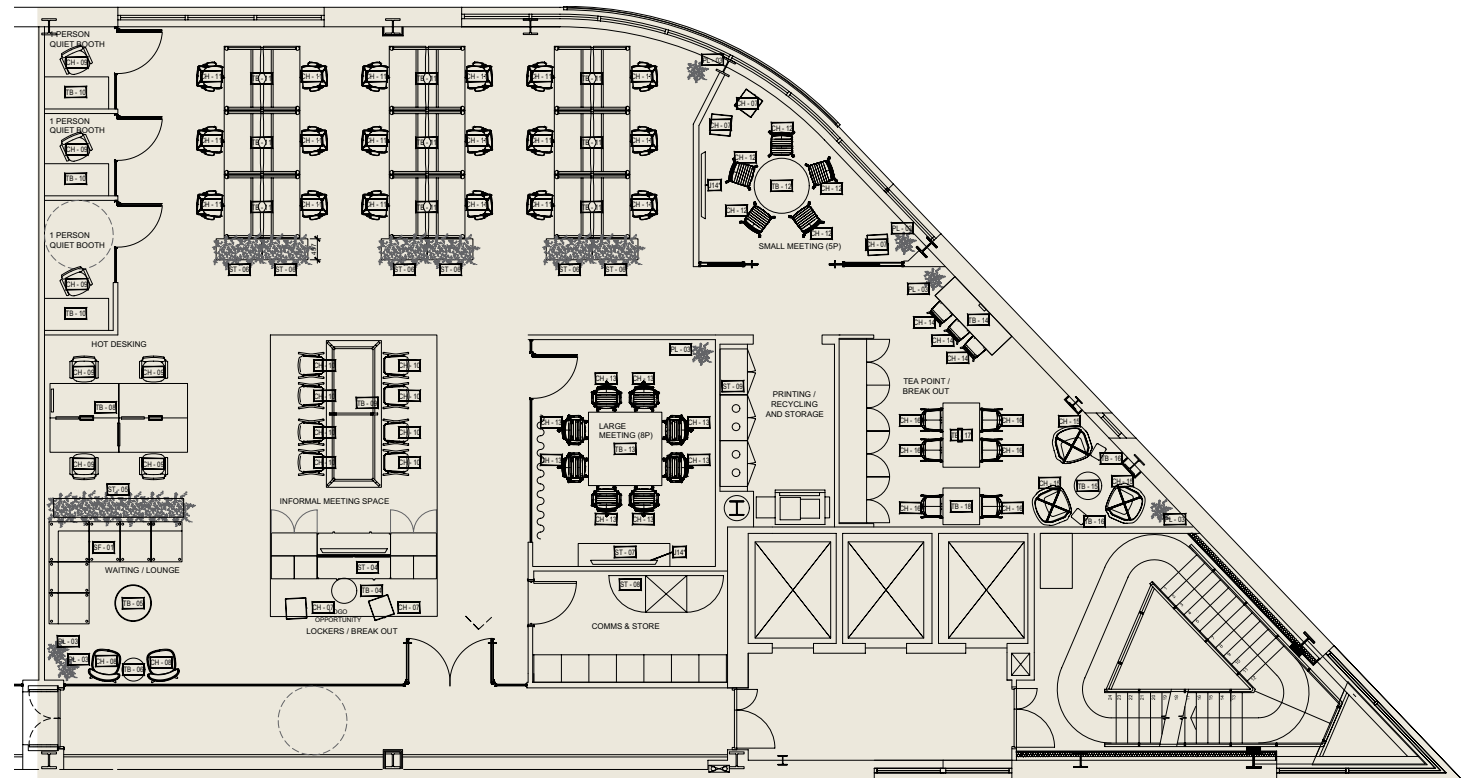
SECOND FLOOR

Suite A: 2,855 sq ft (265.2 sq m)

The landlord will be fitting this suite to the following specification:

02

- 22 Fixed Desks
- 3x Meeting Rooms
- 3x Quiet Booths
- 2x Social Lounge
- 1x Kitchen
- 1x Lockers
- 2x Break Out Area
- 1x Comms & Store



Designed with flexibility to accommodate occupation at up to 1:8 sq m

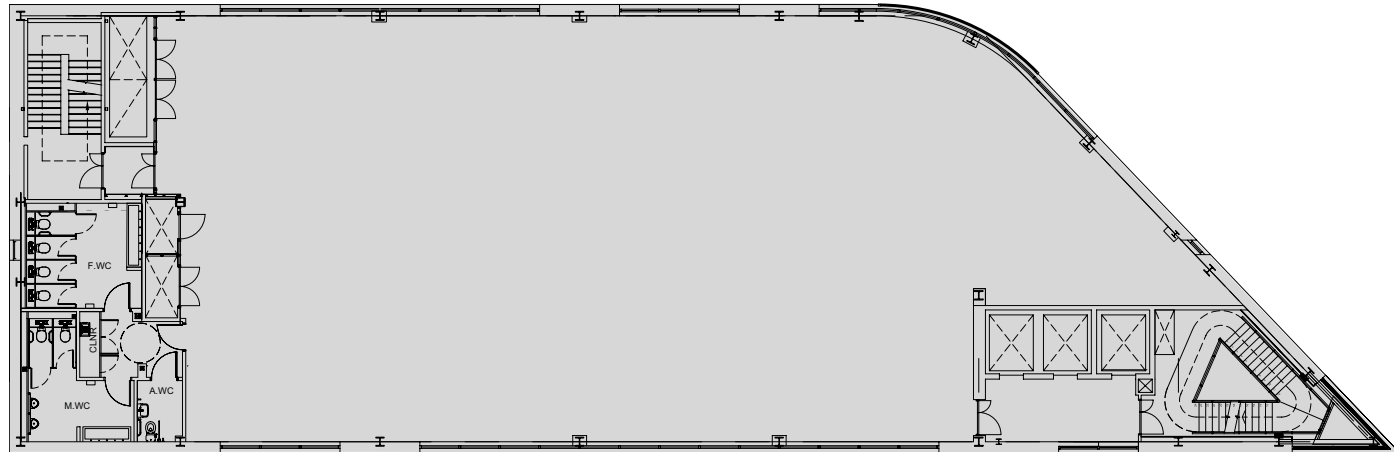
SIXTH & SEVENTH FLOORS

6th floor: 5,749 sq ft (534 sq m)

7th floor: 5,528 sq ft (513.5 sq m)

2,133 to 16,265 sq ft of gateway office space.
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& 7, and a magnificent statement entrance &
business lounge.

06/07



Designed with flexibility to accommodate occupation at up to 1:8 sq m

06/07

| 1 CITYGATE NEWCASTLE | PROPOSED SIXTH & SEVENTH FLOOR PLAN



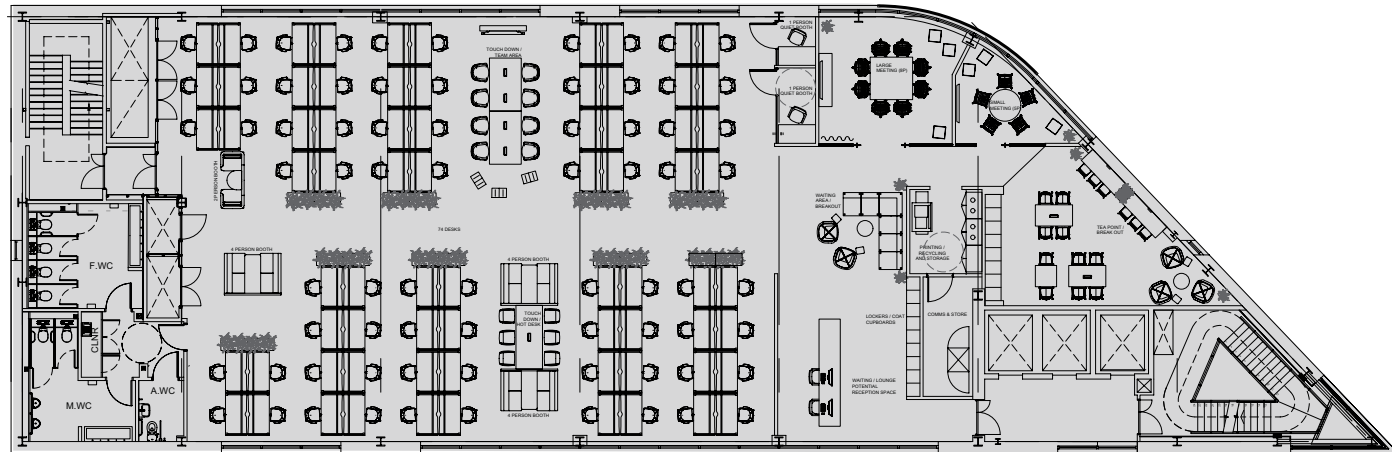
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SIXTH & SEVENTH FLOORS SPACE PLANNING OPTION 1

2,133 to 16,265 sq ft of gateway office space.
Our newly refurbished offices offer floors 2, 6
& 7, and a magnificent statement entrance &
business lounge.

06/07

- 74 desks
- 2x quiet rooms
- 1x print / store / recycle room
- 1x comms room
- 1x tea point and associated break out seating area
- 1x large meeting room 8p
- 1x small meeting room 5p
- 4p booth
- Lockers / cupboards
- Break out
- Waiting lounge
- Reception



Designed with flexibility to accommodate occupation at up to 1:8 sq m

06/07

| 1 CITYGATE NEWCASTLE | PROPOSED SIXTH & SEVENTH FLOOR PLAN



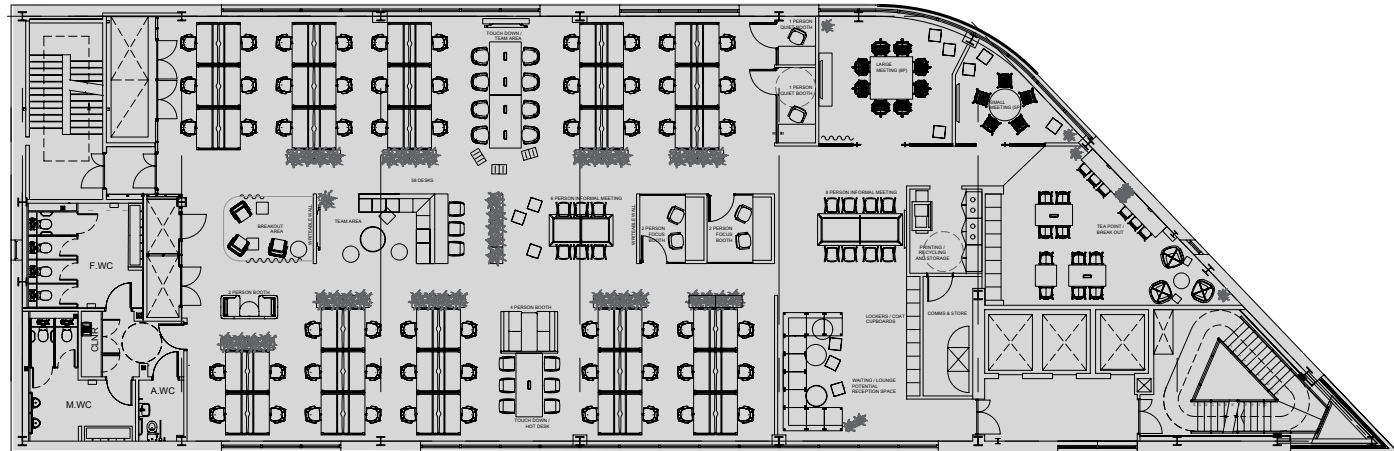
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SIXTH & SEVENTH FLOORS SPACE PLANNING OPTION 2

2,133 to 16,265 sq ft of gateway office space.
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& 7, and a magnificent statement entrance &
business lounge.

06/07

- 58 desks
- 2x touchdown areas
- 2x focus rooms
- 2 quiet rooms
- 1x print / store / recycle room
- 1x comms room
- 1x tea point and associated break out seating area
- 1x large meeting room 8p
- 1x small meeting room 4p
- 2p booth
- Lockers / cupboards
- Informal meeting room 6p
- Team space
- Break out
- Waiting lounge



Designed with flexibility to accommodate occupation at up to 1:10 sq m

06/07

| 1 CITYGATE NEWCASTLE | PROPOSED SIXTH & SEVENTH FLOOR PLAN



NEWCASTLE IS THRIVING

Flourishing and promising, Newcastle is the city that never stands still. And it's continuously moving upwards. With all the infrastructure of a modern and buzzing capital, Newcastle is a worthy and innovative rival to many popular

UK and European destinations. The city is quickly becoming unmasked as the place to be for a lower cost of living, superb internet connectivity and ample opportunities for ambitious business growth.

1.7M



PEOPLE OF
WORKING AGE
WITHIN AN HOUR'S
TRAVEL TIME
WORKING AGE.

55%



OF ALL GRADUATES
IN THE REGION
CHOOSE TO STAY
HERE FOR WORK.

30



TIMES FASTER
CONNECTION
SPEEDS THAN
THE UK AVERAGE.
NEWCASTLE IS
QUICKLY BECOMING
A GIGABIT CITY.



1 Citygate places you moments away from the lively hustle and bustle of Newcastle with a range of leisure and retail offerings. The dynamic shopping, trendy bars, enticing restaurants and vibrant culture of the city are sure to satisfy all tastes. In the other direction, you'll find our inspiring neighbours at the Newcastle Helix Innovation District.



(THE QUAYSIDE)



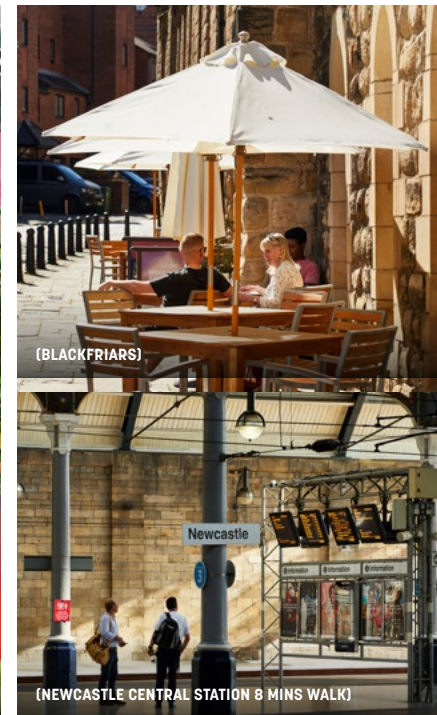
(NEWCASTLE HELIX INNOVATION DISTRICT)



(ELDON SHOPPING CENTRE)



(THE GATE SHOPPING CENTRE)

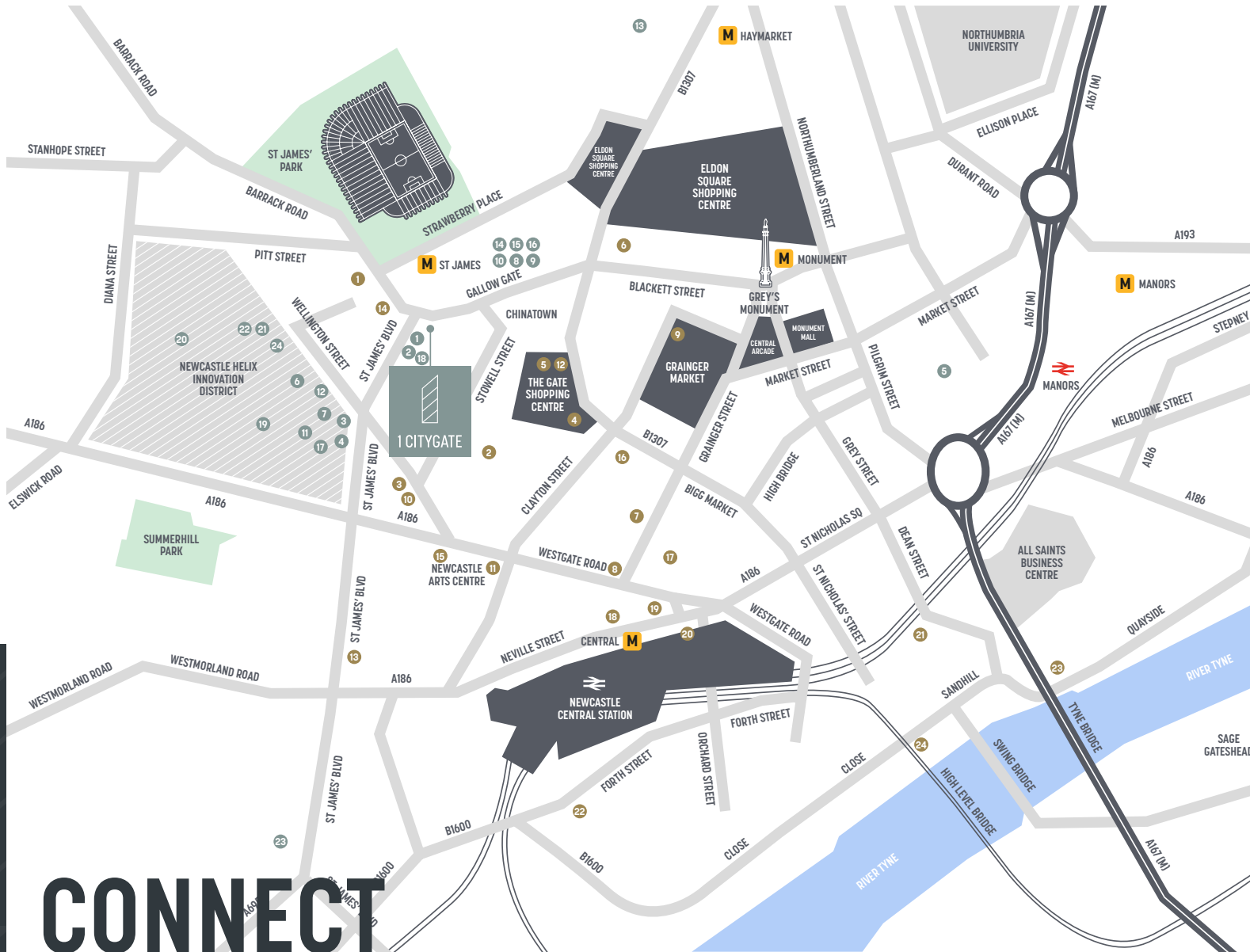


(BLACKFRIARS)



(NEWCASTLE CENTRAL STATION 8 MINS WALK)

ON YOUR DOORSTEP



CONNECT WITH THE CITY

SHOPPING

1. Eldon Square Shopping Centre
2. John Lewis (Eldon Square)
3. The Gate Shopping Centre
4. Central Arcade
5. Grey Street
6. Northumberland St
7. Grainger Street
8. Grainger Market
9. Monument Mall

EAT & DRINK

1. The Dispensary
2. Blackfriars
3. Fujiyama
4. Nandos
5. Starbucks
6. Wagamama
7. Super Natural
8. The Mile Castle
9. Olive & Bean
10. 3Sixty
11. St Sushi
12. Zaap

SLEEP

13. Holiday Inn Express
14. Sandman Signature
15. Premier Suites
16. Maldron Hotel
17. Hotel Indigo
18. The Country Hotel
19. Hampton by Hilton
20. Royal Station Hotel
21. The Vermont
22. Crowne Plaza
23. Premier Inn Quayside
24. Travel Lodge

NEIGHBOURS

- | | |
|-------------------|--------------------------|
| 1. Ernst & Young | 13. Newcastle University |
| 2. Grainger PLC | 14. Turner & Townsend |
| 3. Homes England | 15. Brewin Dolphin |
| 4. Savills | 16. Mott Macdonald |
| 5. NHS | 17. Scott Logic |
| 6. NIC Data | 18. UNW |
| 7. Invotra | 19. Iksuda Therapeutics |
| 8. Muckle LLP | 20. Changing Health |
| 9. Irwin Mitchell | 21. Red Hat |
| 10. Sky | 22. Innovate UK |
| 11. SoPost | 23. NCLA |
| 12. Hexis Lab | 24. DIT |



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