

# 1 ST JAMES' GATE NEWCASTLE

12,777 SQ FT OF NEWLY REFURBISHED GRADE A SPACE

1 ST JAMES' GATE NEWCASTLE UPON TYNE NE1 4AD



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BOASTING BEST-IN-CLASS AMENITIES IN AN ESTABLISHED CITY-CENTRE LOCATION, WITH REGULAR, RECTILINEAR FLOORPLATES AND OPTION FULLY-FITTED SPACE READY FOR TENANTS' OCCUPATION ON DAY ONE.



# NEW LIFT LOBBIES



1 ST JAMES' GATE NEWCASTLE UPON TYNE NE1 4AD

THE COMMON AREAS OF ALL 7 FLOORS HAVE BEEN RE-DESIGNED BY LEADING ARCHITECTS TO BE AN EXTENSION OF THE SLEEK AND MODERN DESIGN OF THE NEW RECEPTION AREA.



**1** ST JAMES'  
GATE  
NEWCASTLE



ESTABLISHED  
CITY CENTRE  
LOCATION

12,777 SQ FT OF CAT A SPACE AVAILABLE

## BUILDING SPECIFICATION

-  Double height reception
-  State-of-the-art WCs
-  Cat A space ranging from 2.5k to 8k
-  City centre location
-  Large floor plates with excellent natural light
-  3m+ ceiling heights
-  Shower facilities
-  Cycling facilities with secure storage
-  #1 SJG phone app
-  EPC rating A
-  Back-up generator facilities
-  Wired Score certified
-  Fibre-ready: Instant connectivity
-  Health & wellbeing events
-  ESG Aware

# LOCATION & CONNECTIONS



**1 ST JAMES' GATE**  
NEWCASTLE

## GETTING CONNECTED



### RAIL

London	2 hrs 40 mins
Edinburgh	1 hr 34 mins
Durham	15 mins
Leeds	1 hrs 30 mins
Manchester	2 hrs 05 mins



### ROAD

Sunderland	13 miles
Durham	18 miles
Teesside	42 miles
Leeds	105 miles
Manchester	150 miles



### WALKING

Central Station	2 mins
Grey Street	9 mins
Haymarket	19 mins



### CYCLING

Central Station	1 mins
Grey Street	5 mins
Haymarket	8 mins

1 ST JAMES' GATE IS EXCEPTIONALLY WELL LOCATED ONLY 2 MINUTES WALK FROM NEWCASTLE CENTRAL STATION.

**1 ST JAMES' GATE**  
NEWCASTLE

# 1 ST JAMES' GATE NEWCASTLE



## TAKE ADVANTAGE OF A VIBRANT MIX OF RESTAURANTS, CAFÉS AND SHOPS.

If you want an office with near-by amenities that give your team a chance to relax before and after work and enjoy quality time with their colleagues, you're looking in the right place.

We are just a stone's throw from one of Europe's best waterfronts – Newcastle and Gateshead Quayside.





OPEN  
CONCEPT

# CAT A SPACE



Our office suites offer a contemporary feel with abundant natural light & rectilinear floorplates with an ability for tenants to undertake their own bespoke fit out. Or opt for one of our pre-fitted out suites curated by leading interior designers Oktra. Your choice, all the way.

# CAT A

## SPECIFICATIONS



New LED lighting



Air conditioning



Excellent natural light



Raised access floor



New carpeting

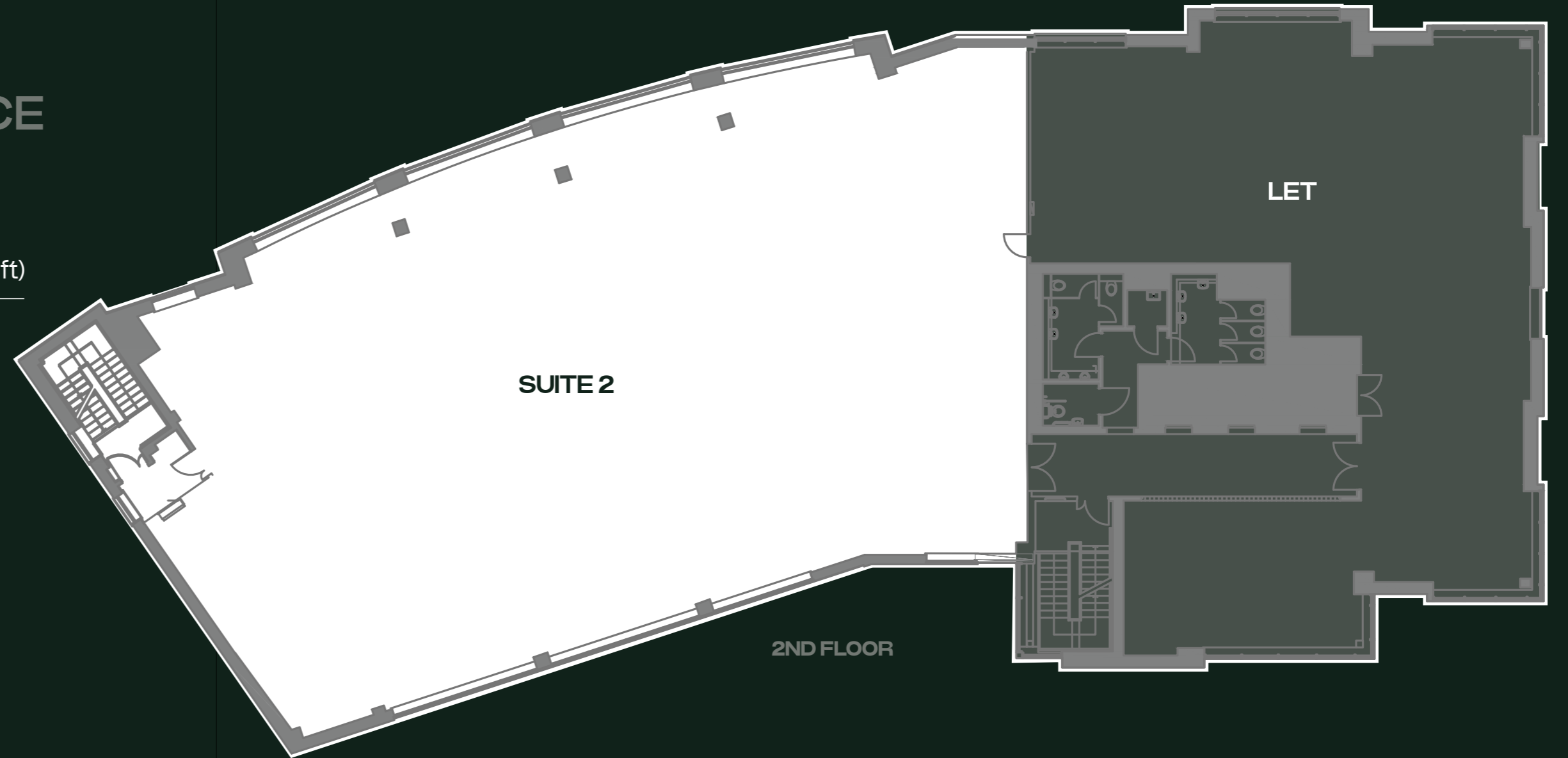


3m+ exposed ceilings

## AVAILABLE SPACE

2ND FLOOR  
SUITE 2

Size: 508 sq m (5,468 sq ft)







**MODERN  
WORKING**

# CAT A+ SPACE



The floor plates can be designed to house a variety of workstations and hotdesks alongside multiple areas for meetings, quiet working and having a break away from your desk.

# COLLABORATIVE HUB

We are able to offer incoming tenants the option of a CAT A+ fitted out suite providing a turnkey solution with multi-use space for desk based working, quiet contemplation, team meetings and group break out.



# CAT A+

## SPECIFICATIONS



1x breakout



1x breakfast bar



10x 1 person quiet booth



4x 8 person meeting room



2x office space



1x 12 person collaboration space



68x workstations



6x hotdesks



1x comms room

## AVAILABLE SPACE

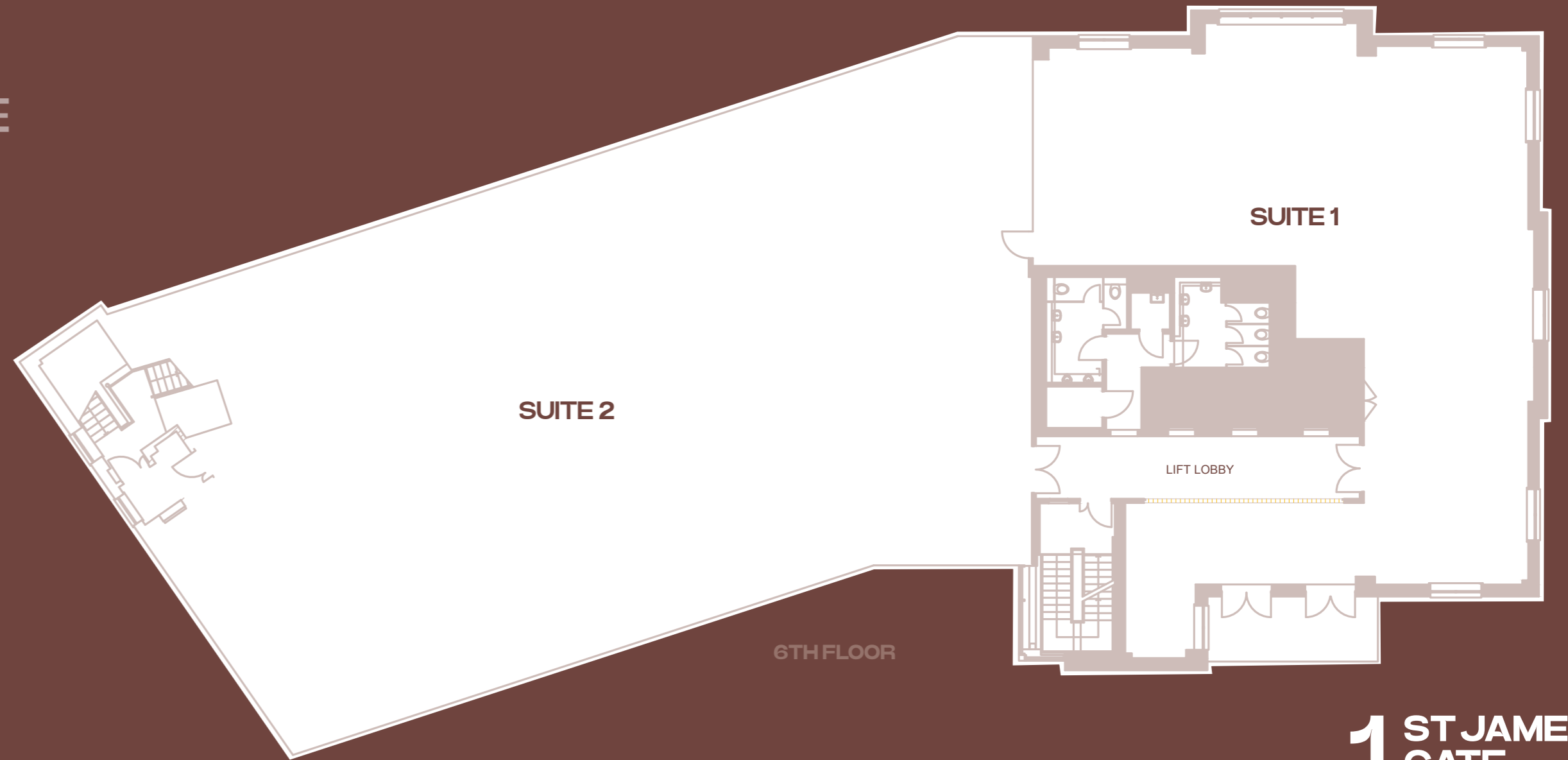
### 6TH FLOOR

#### SUITE 1

Size: 238 sq m (2,562 sq ft)

#### SUITE 2

Size: 441 sq m (4,747 sq ft)



# 1 ST JAMES' GATE NEWCASTLE

FOR FURTHER INFORMATION CONTACT:



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