

# 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



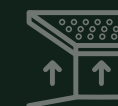
Cat A space ranging  
from 2.5k to 8k



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



## 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.

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# CAT A

## SPECIFICATIONS

- 

New LED lighting
- 

Air conditioning
- 

Excellent natural light
- 

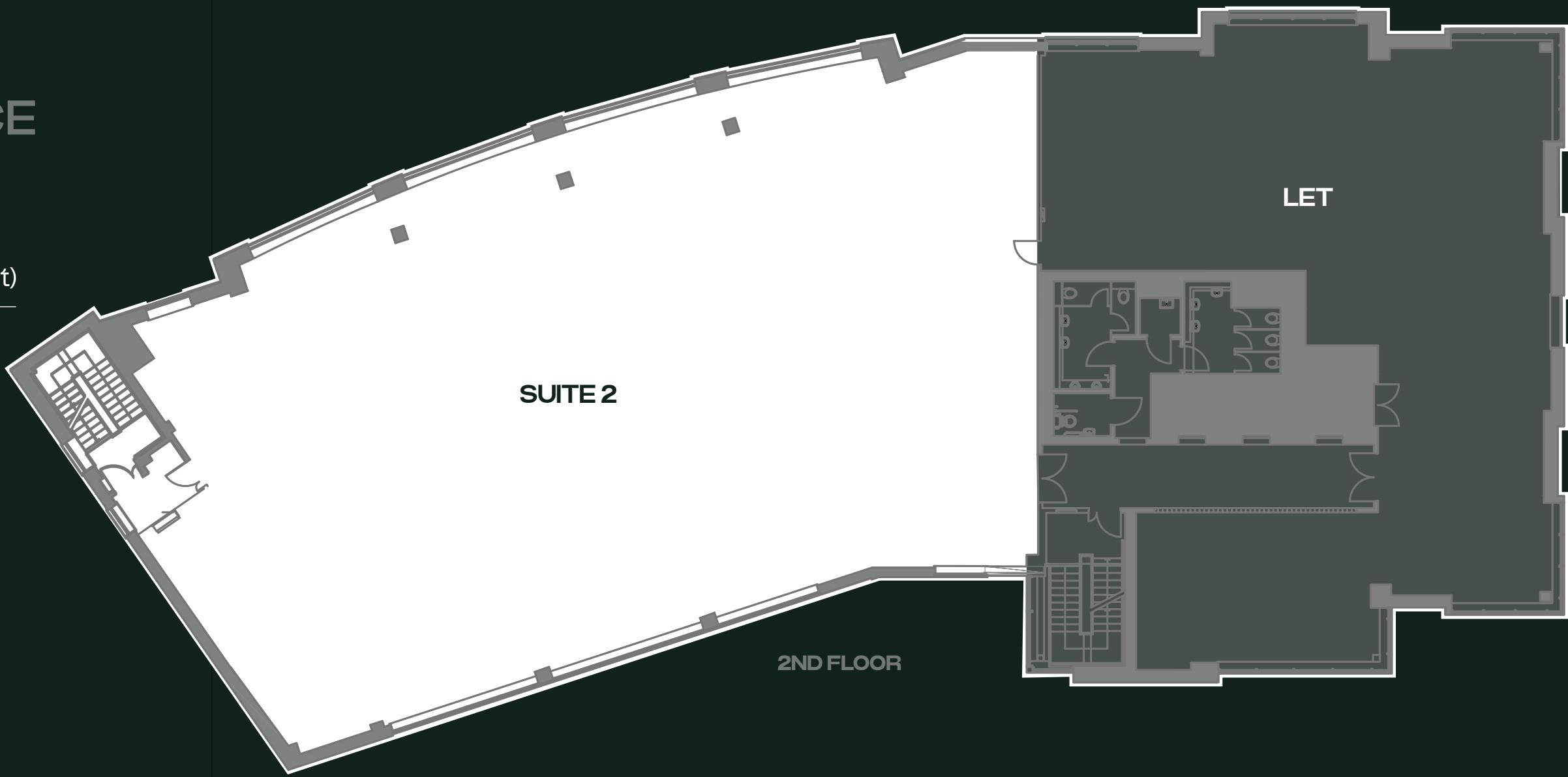
Raised access floor
- 

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.




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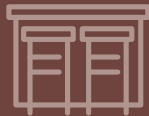


# CAT A+


## SPECIFICATIONS




**3x** breakout




**1x** breakfast bar




**1x** 1 person quiet booth




**4x** 2 person meeting booths




**1x** 4 person meeting room




**1x** 5 person meeting room




**1x** 8 person meeting room




**1x** 12 person board room



**48x** workstations



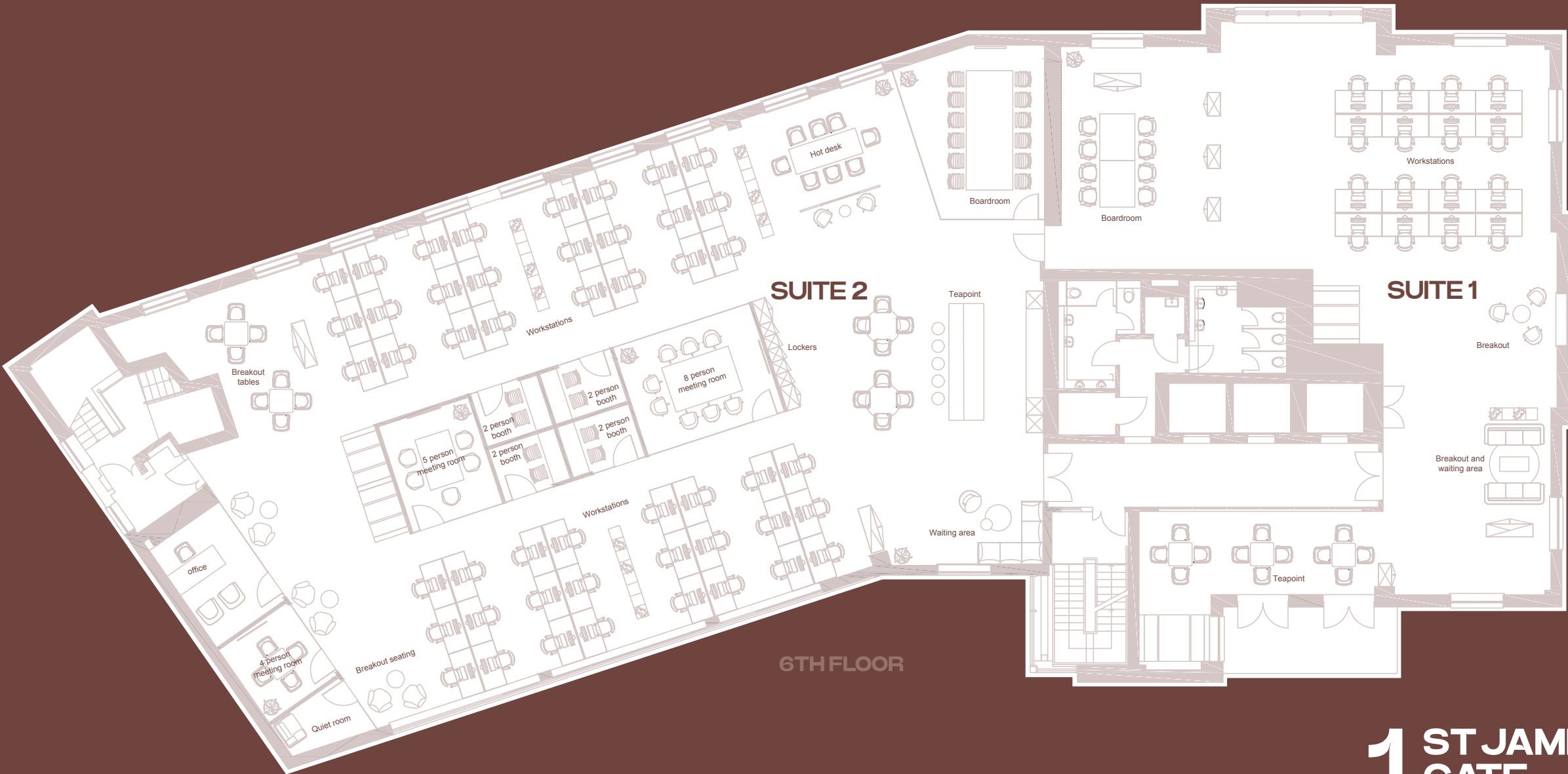
**8x** hot desks



**1x** private office

## AVAILABLE SPACE

6TH FLOOR		
SUITE 1		
Size:	238 sq m	(2,562 sq ft)
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SUITE 2		
Size:	441sq m	(4,747 sq ft)





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FOR FURTHER INFORMATION CONTACT:



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