

# 1 ST JAMES' GATE NEWCASTLE

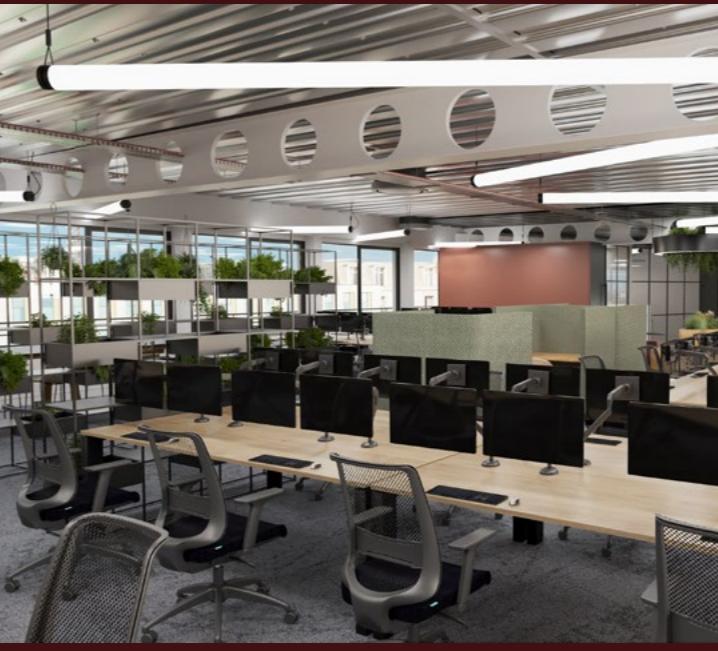
12,777 SQ FT OF NEWLY REFURBISHED GRADE A SPACE

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.



**1 ST JAMES'  
GATE  
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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



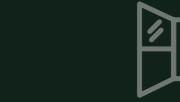
State-of-the-art WCs



Cat A space ranging  
from 2.5k to 8k



City centre  
location



Large floor plates with  
excellent natural light



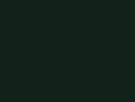
3m+ ceiling  
heights



Shower facilities



Cycling facilities with  
secure storage



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	1hr 34 mins
Durham	15 mins
Leeds	1hrs 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.

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# 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.

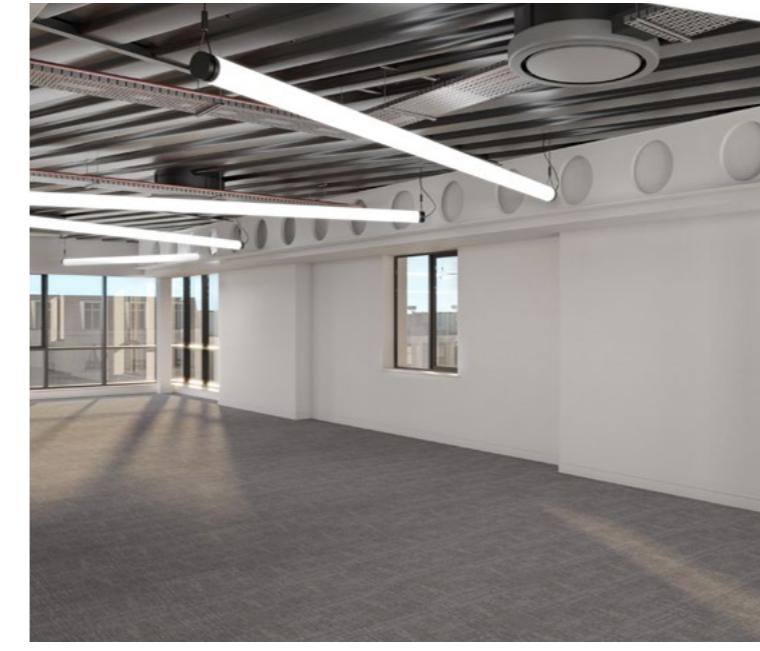
We are just a stone's throw from one of Europe's best waterfronts – Newcastle and Gateshead Quayside.





OPEN  
CONCEPT

## CAT A SPACE



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

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# CAT A

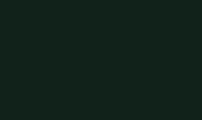
## SPECIFICATIONS



New LED lighting



Air conditioning



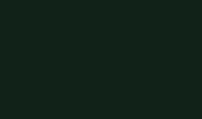
Excellent  
natural light



Raised  
access floor



New carpeting



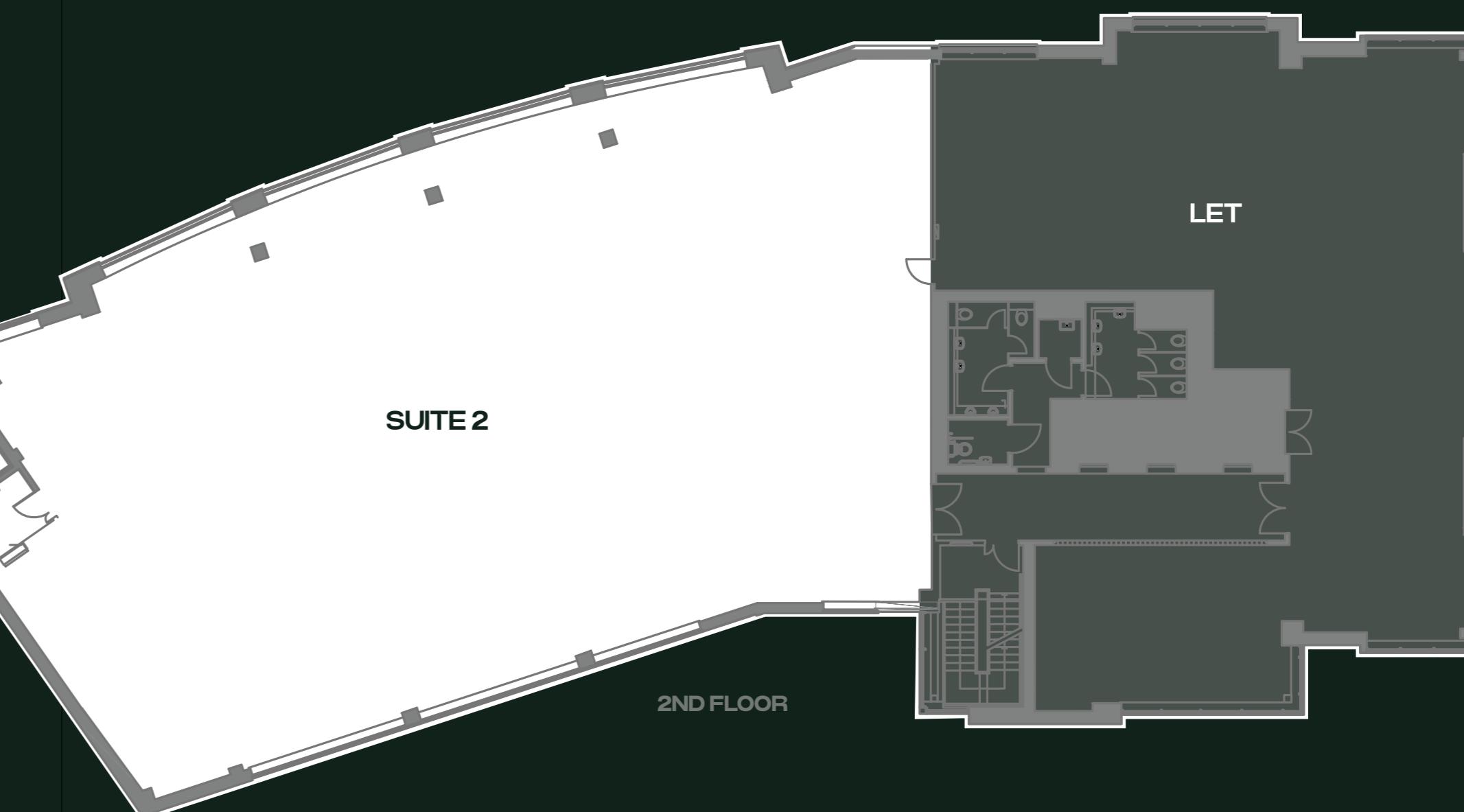
3m+ exposed  
ceilings

## AVAILABLE SPACE

2ND FLOOR

SUITE 2

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





MODERN  
WORKING

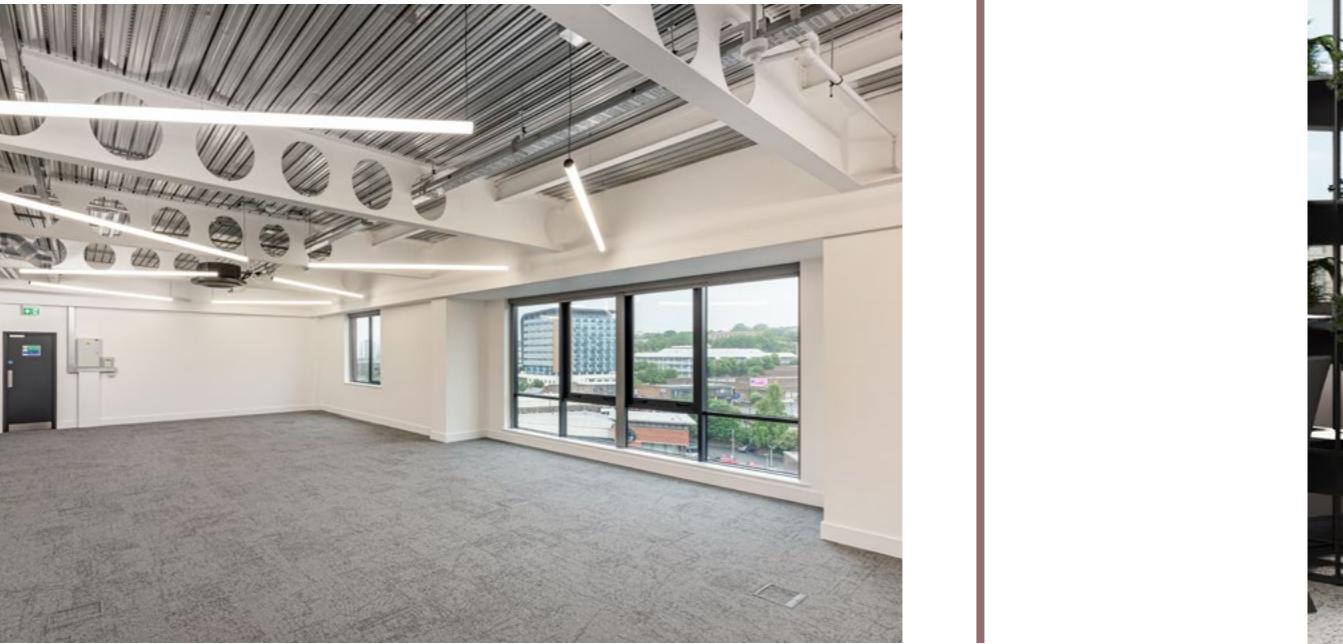
## CAT A+ SPACE



The floor plates are designed to house a variety of workstations and hot desks 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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