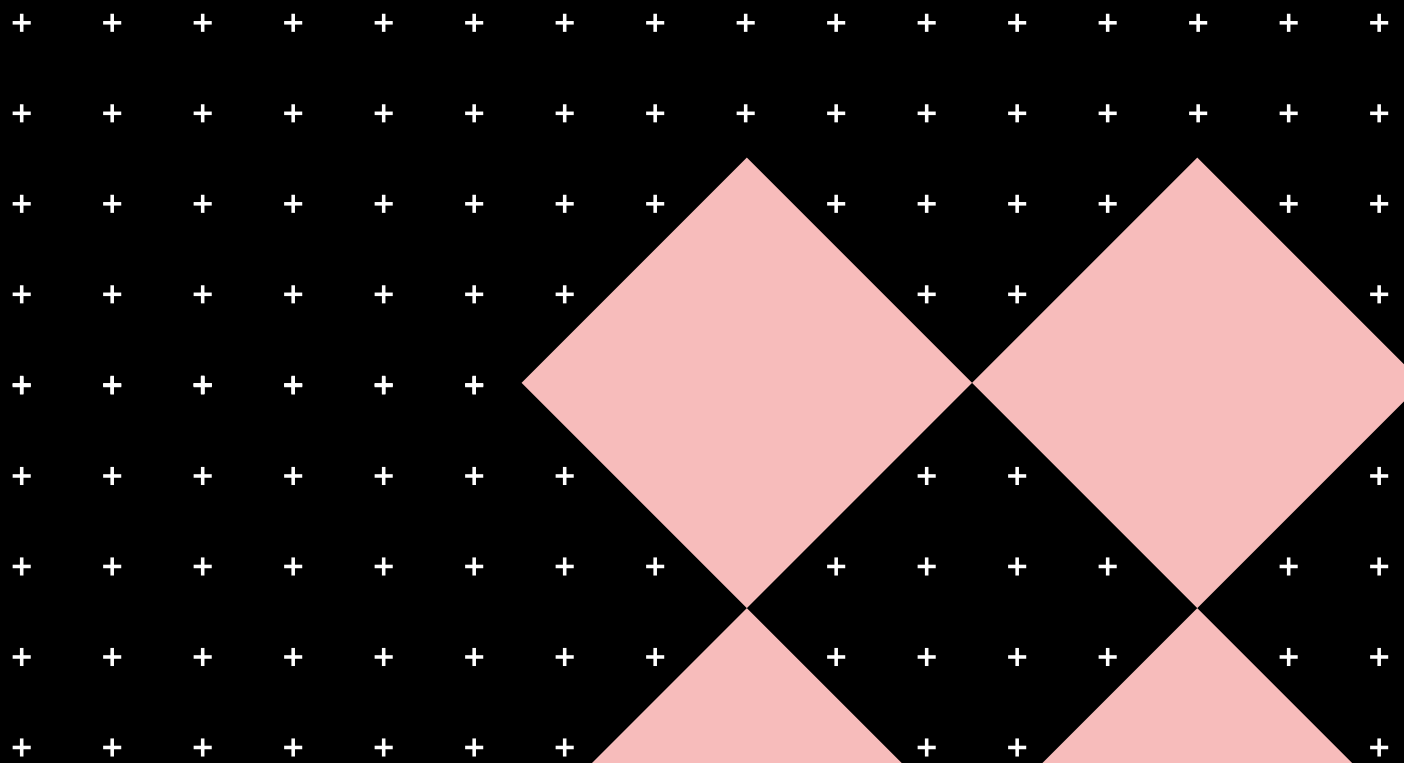
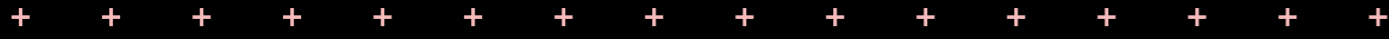


# Generator Studios

Creative Office Space in  
Newcastle City Centre



# The engine that drives possibility.



Generator Studios is home to some of the North East's most successful creative, tech and future-focussed businesses; brought together by the possibilities we offer. We believe that an 'office' should be so much more than just a place to work.

Fuelled by our community vibe, at Generator Studios your people will feel free to collaborate, create, play and make an impact.

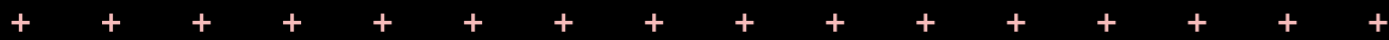
The energy created by the opportunity to work alongside like-minded creative and tech-inspired people is part of the distinctive style that sets Generator Studios apart from the competition.



Generator Studios has been the perfect place to grow our business. It really is a one of a kind building. The central city location combined with large, bright spaces with lots of natural light make it the right fit for a busy creative agency like ours.



**Darren Richardson,**  
Gardiner Richardson





# Award winning office building with innovative working space.



  
1Gb superfast  
broadband

  
BREEAM  
'Very Good'

  
On-site  
car parking

  
Manned  
reception

  
Office suites  
from 500 - 4,700 ft<sup>2</sup>

  
Air conditioning

  
Calendar of  
events

  
Break out space &  
informal meeting areas

  
Complimentary coffee

  
Showers

  
Feature lighting

  
Secure cycle  
storage





# More than just a place to work.



Home to Newcastle's most imaginative businesses, Generator Studios is more than just a place to work. It's a place where more becomes possible, where a central location and impressive building offer more clients and more space, designed with building new connections and collaborative thinking in mind. The inspirational workplace where creative people belong.



**Generator Studios is an energizing, flexible office space that gives businesses room to think, create and grow.**



**Co-creation: a factory for ingenious thinking**

Great ideas don't happen in a vacuum. Creativity is a way of life at Generator Studios, engineered into our fabric through thoughtful design and a collaborative approach.



**Our reception is your reception**

From the moment guests step into our impressive, well-designed reception area and are treated to a complimentary coffee they will aspire to do business with you.

Your clients' first experience of your business will be a warm welcome, an introduction to your way of doing business, with space to meet, greet and work.



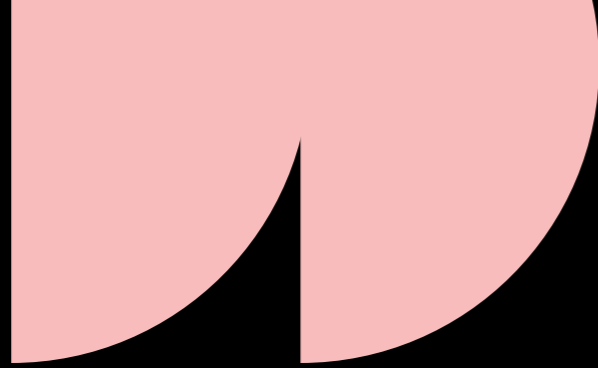
**Tap into the community vibe at Generator Studios**

Our on-site Community Ambassador is at the heart of this, making sure that we run like a well-oiled machine.

In addition to being the friendly face your guests meet on arrival, our ambassador is here to coordinate facilities, lead on our community events and foster connections for your business.







### Move beyond your four walls

At Generator Studios we have a variety of informal meeting areas throughout the building. Maximising space for creative projects, giving your people the power to think and act 'outside the office' by treating the whole of Generator Studios as their home.

Three spacious lift lobbies are equipped with standing desks, to provide the opportunity for standing meetings, collaborative working and impromptu 'get-togethers'.

In addition there is also a dedicated meeting room, this is free to book via the Generator Studios website.

### Coffee breaks spark new connections

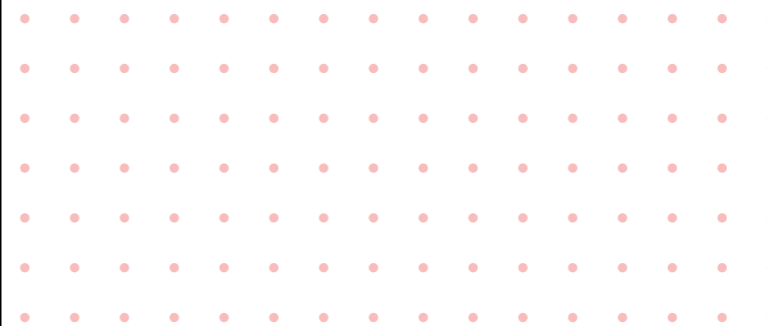
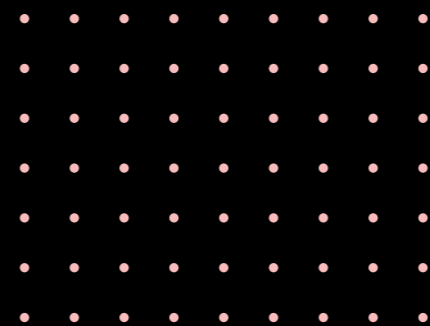
At Generator Studios, complimentary fresh ground coffee provides the perfect pick me up, whatever the time of day. Every coffee break is an opportunity for a chat with like-minded neighbours. Who knows, this could be the start of something big.

With a ready supply of creative neighbours to plug in to, the opportunities for inspiration, collaboration and co-creation are endless.

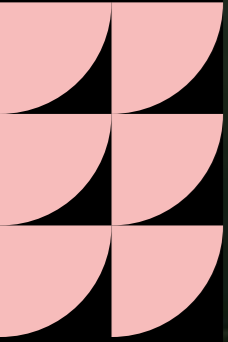


### Calendar of community events

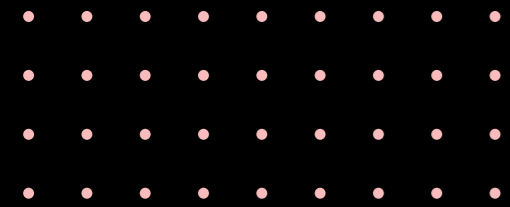
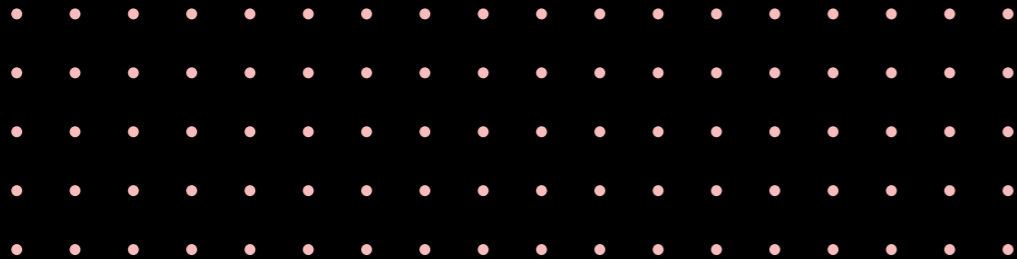
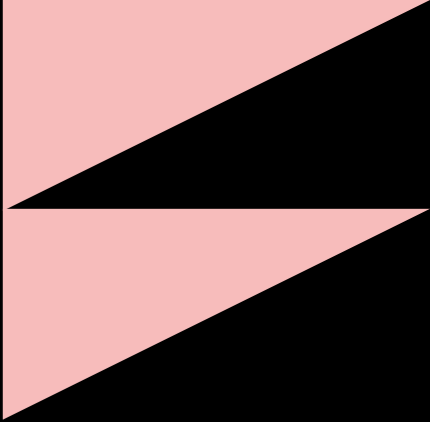
From running clubs to visiting culinary treats, there is always something going on at Generator Studios. Look forward to monthly visiting culinary treats, from gourmet burgers to handmade pasta and everything in between. Helping your people get the most from their day whether at work or at play.







**Great ideas don't happen in a vacuum. Creativity is a way of life at Generator Studios, engineered into our fabric through thoughtful design and a collaborative approach.**





## Make yourself at home and power up your business at Generator Studios.

Generator Studios is the city-centre creative workspace for growing business in Newcastle. You couldn't ask for better studio space in a more central location, situated close to Newcastle's bustling city centre with its restaurants, bars and shops.

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 1. Generator Studios             | 10. Grey's Monument              |
| 2. Manors Metro Station          | 11. Monument Metro Station       |
| 3. Manors Train Station          | 12. Northumbria Uni              |
| 4. Newcastle Train Station       | 13. Made Deli                    |
| 5. Central Motorway A167         | 14. Tesco                        |
| 6. Manors multistorey car park   | 15. St Vincent & The Broad Chare |
| 7. Quayside multistorey car park | 16. Cafe 21                      |
| 8. Newcastle Quayside            | 17. Starbucks                    |
| 9. Northumberland Street         | 18. Great Coffee                 |



**Newcastle Quayside**  
7 minute walk



**Manors Metro Station**  
5 minute walk



**Central Station**  
13 minute walk



## Studio 2.8

### The space

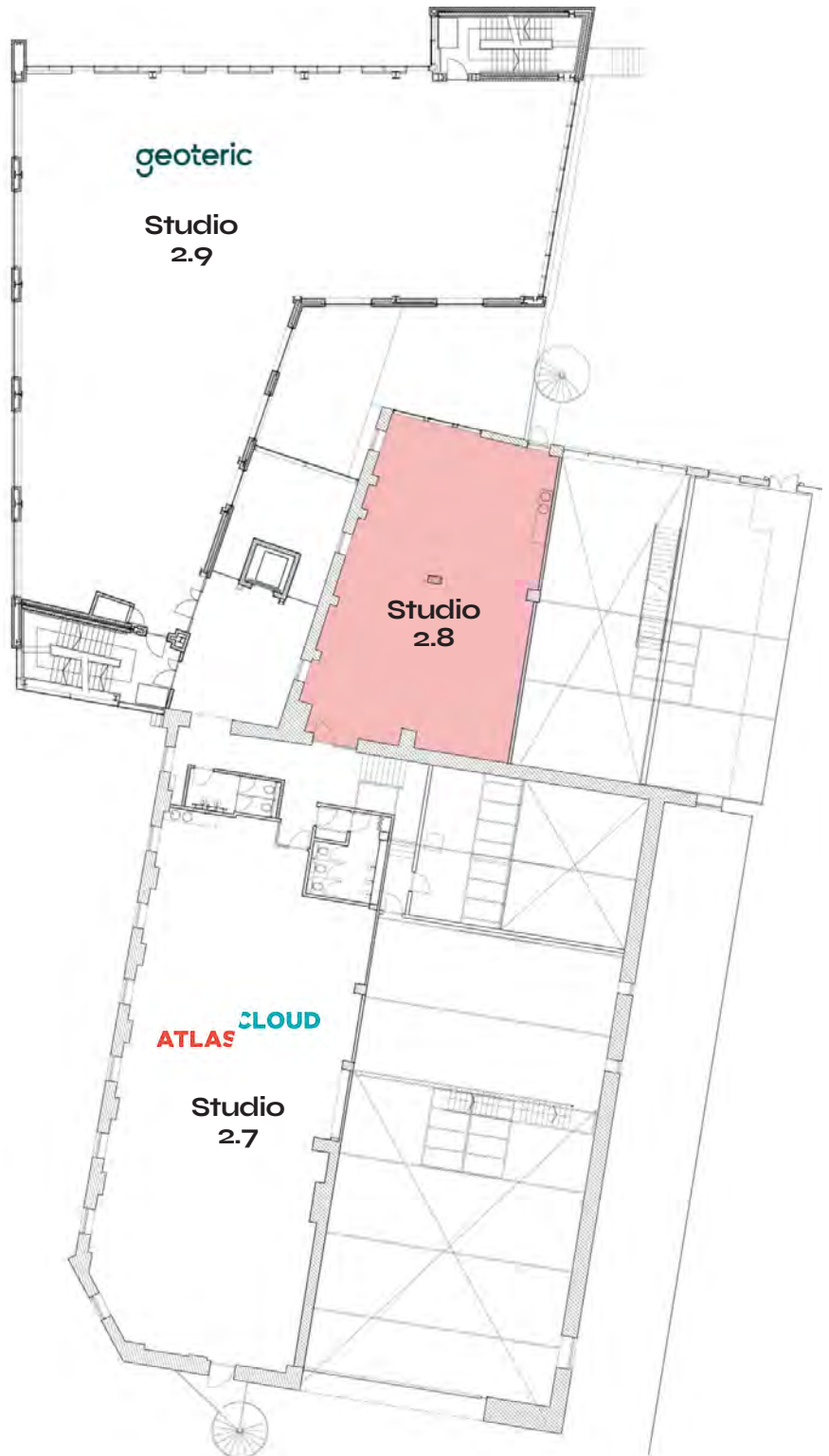
|               |   |
|---------------|---|
| <b>Floor:</b> | First   |
| <b>Area:</b>  | 137.96 m <sup>2</sup><br>(1,485 ft <sup>2</sup> ) |

The suite offers a Cat A specification, however the landlord would be willing to undertake some additional tenant fit out works including supplying furniture, subject to agreeing suitable lease terms.

### Features

- 1Gb superfast broadband
- BREEAM 'Very Good'
- On-site car parking
- Manned reception
- Air conditioning
- Floor to ceiling height 3m to 5.5m
- Lift access to all floors
- Male, female & disabled access toilets
- Showers
- LED lighting
- Secure cycle storage
- On-site meeting facilities

### Tenant directory





Generator Studios  
Trafalgar Street  
Newcastle upon Tyne  
NE1 2LA

# Generator Studios



Kevin McGorie  
kevin.mcgorie@sw.co.uk  
07901 710 671

Michael Downey  
mdowney@parkerknights.co.uk  
07711 767 423



Richard Rafique  
richard.rafique@bradleyhall.co.uk  
+44 (0)191 232 8080

