

# 1 ST JAMES' GATE NEWCASTLE

LAST REMAINING SUITE EXTENDING UP TO 5,468 SQ FT  
OF NEWLY REFURBISH GRADE A SPACE – SPLIT AVAILABLE

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.



# 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

5,468 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 5.5k sq ft
-  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.

All tenants benefit from exclusive occupier discounts to a range of local bar, restaurant and leisure venues.

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## 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.

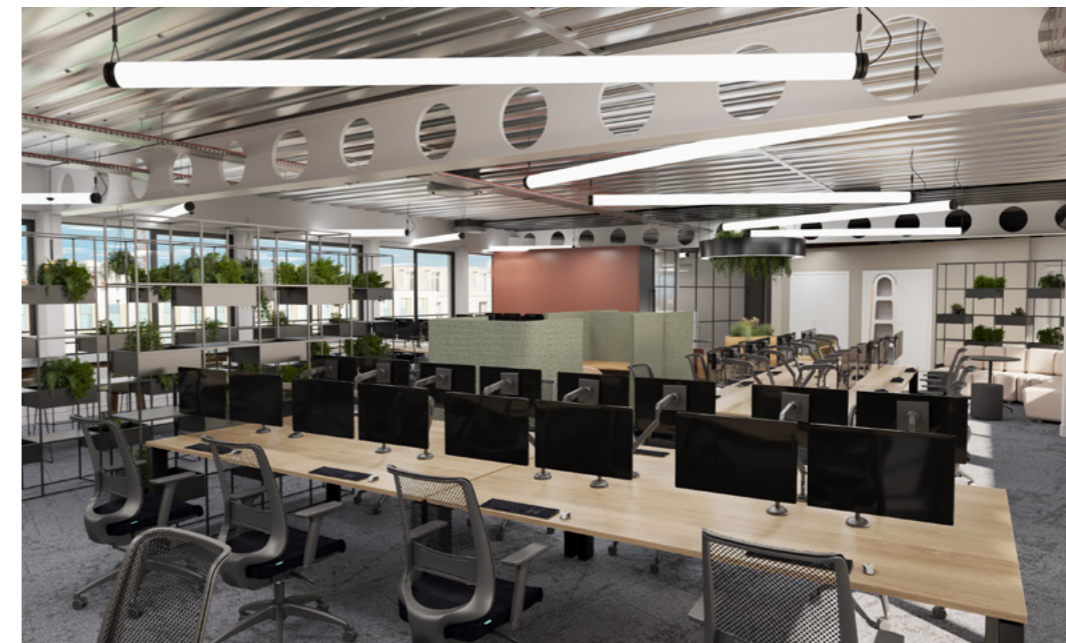
We are just a stone's throw from one of Europe's best waterfronts – Newcastle and Gateshead Quayside.





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.

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.

# CAT A

## SPECIFICATIONS



New LED lighting



Air conditioning



Excellent natural light



Raised access floor



New carpeting

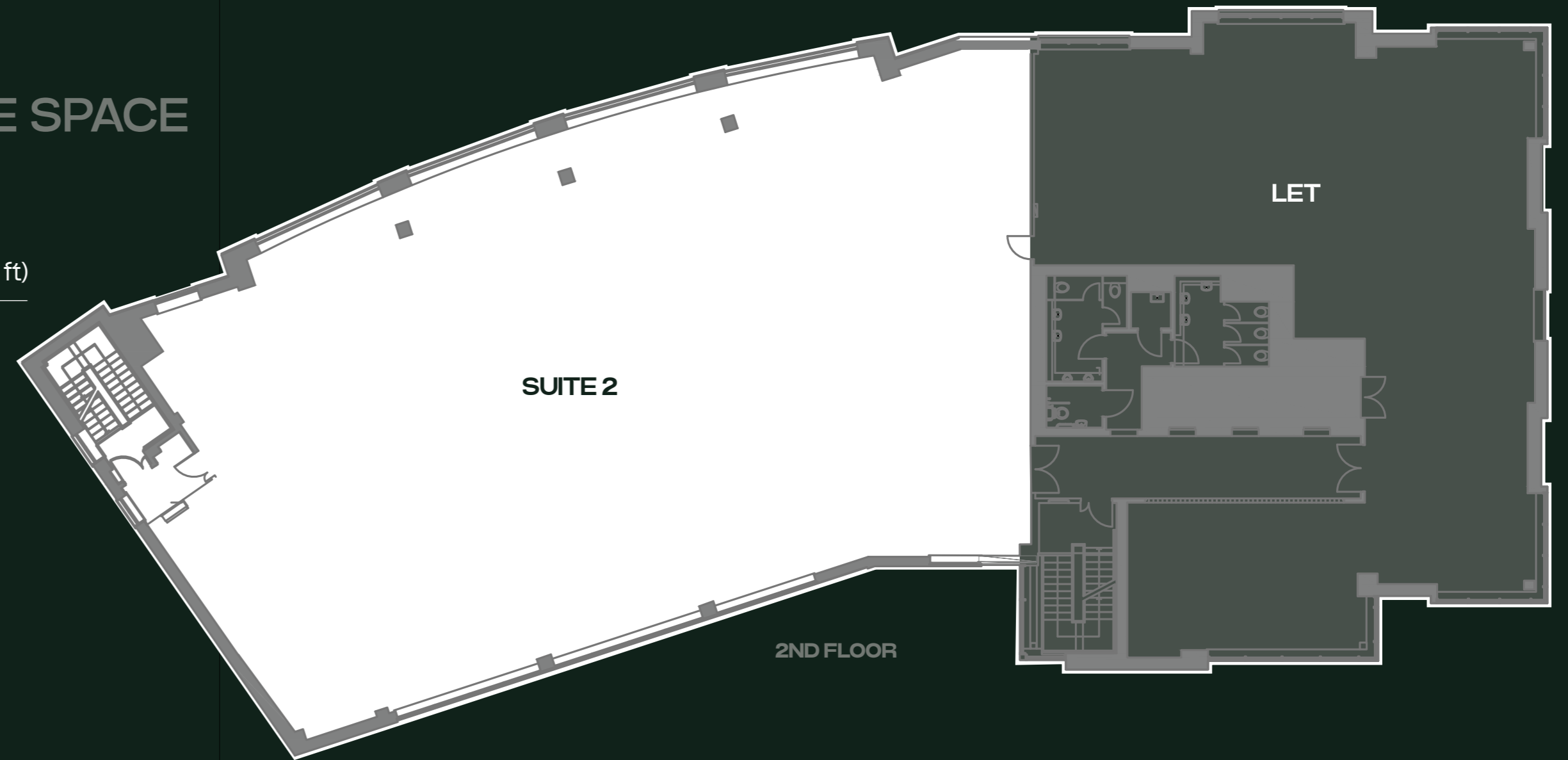


3m+ exposed ceilings

## LAST AVAILABLE SPACE

2ND FLOOR  
SUITE 2

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



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FOR FURTHER INFORMATION CONTACT:



**MICHAEL DOWNEY**  
mdowney@parkerknights.co.uk  
M: 07711 767 423

**CAROLYN RIDLEY**  
cridley@parkerknights.co.uk  
M: 07437 911 193



**AIDAN BAKER**  
adbaker@lsh.co.uk  
M: 07712 868 537

**JESS VENTERS**  
jventers@lsh.co.uk  
M: 07711 965 784



**RICHARD HARRISON**  
Richard.Harrison@praxis.co.uk  
T: 0161 839 9454  
M: 07494 419 469

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