

1 ST JAMES' GATE NEWCASTLE

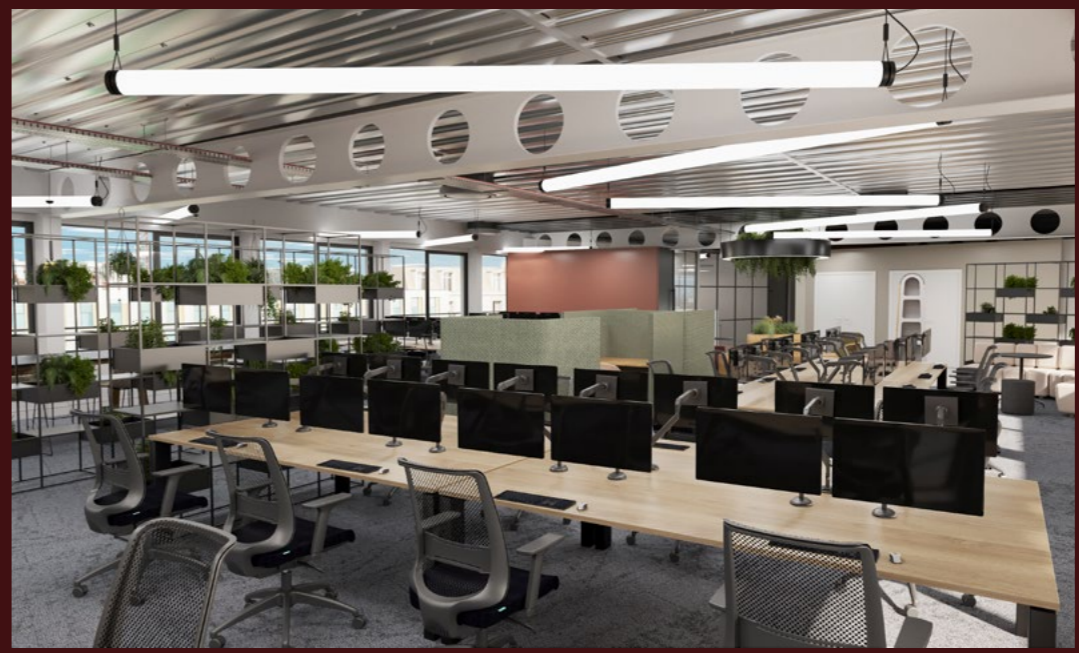
12,777 SQ FT OF NEWLY REFURBISHED GRADE A SPACE

1 ST JAMES' GATE NEWCASTLE UPON TYNE NE1 4AD



1 ST JAMES' GATE NEWCASTLE UPON TYNE NE1 4AD

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.

1 ST JAMES'
GATE
NEWCASTLE

CAT A

SPECIFICATIONS



New LED lighting



Air conditioning



Excellent natural light



Raised access floor



New carpeting

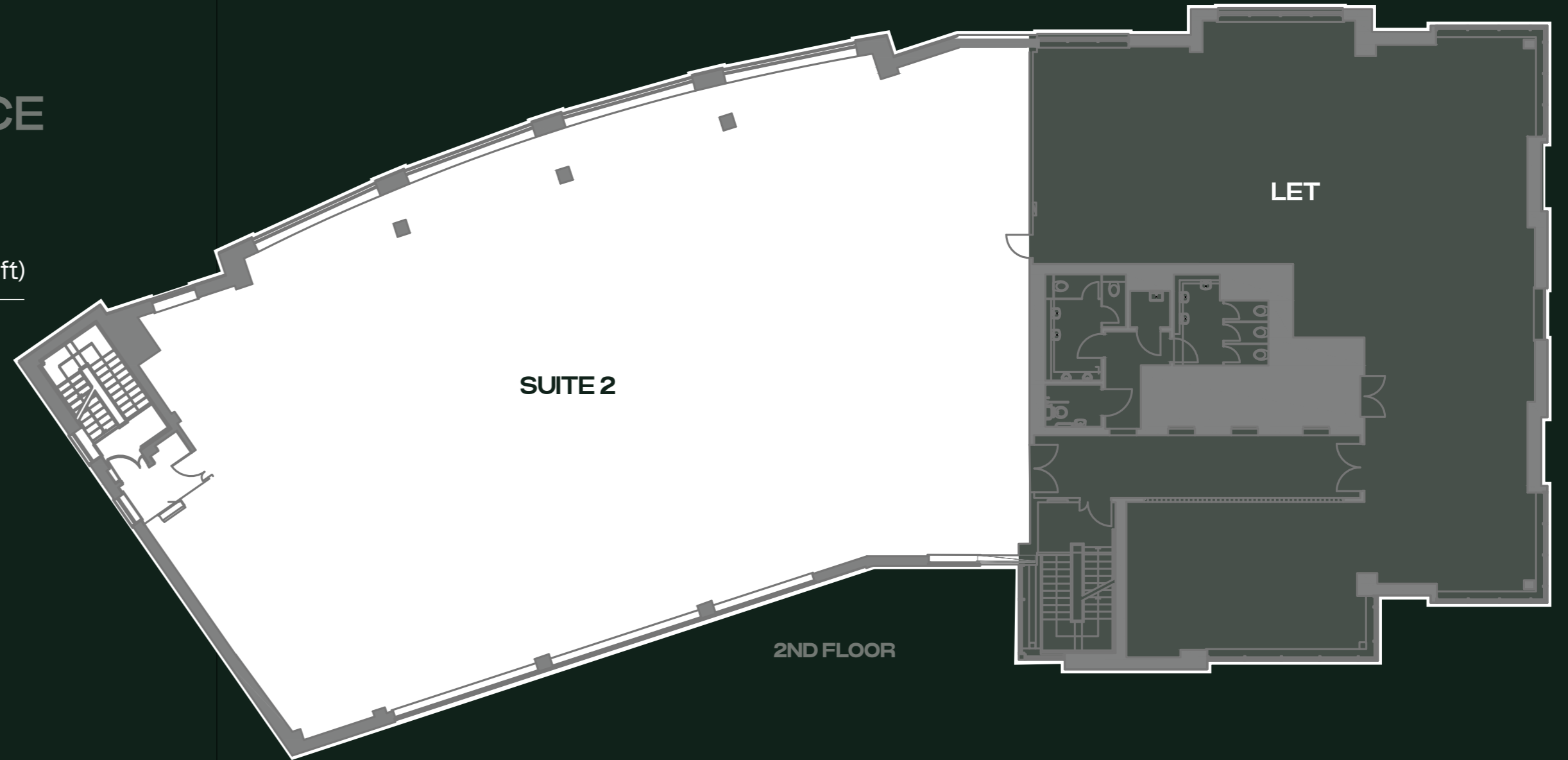


3m+ exposed ceilings

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

-  **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

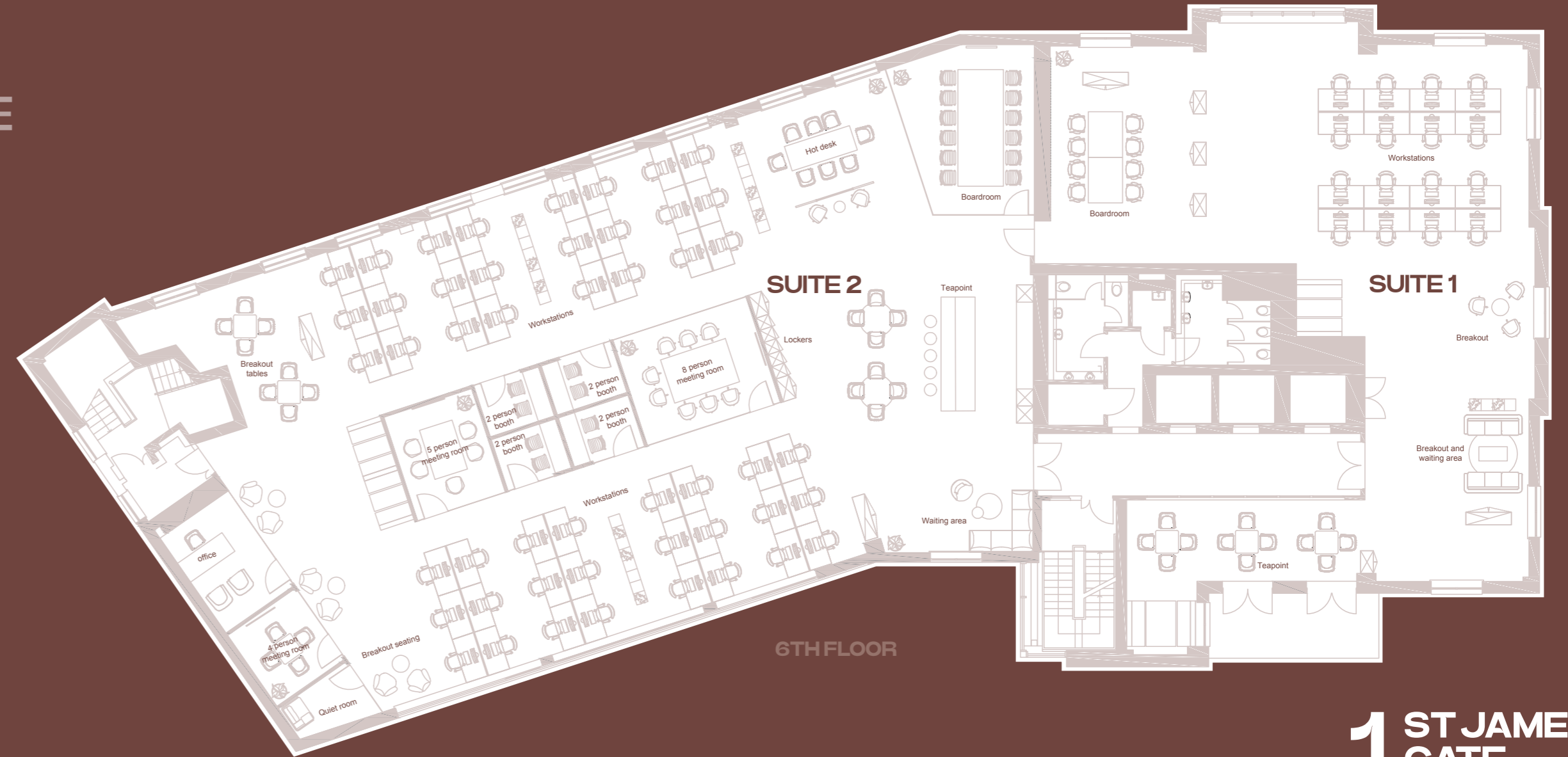
6TH FLOOR

SUITE 1

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

SUITE 2

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



1 ST JAMES' GATE NEWCASTLE

FOR FURTHER INFORMATION CONTACT:



MICHAEL DOWNEY
mdowney@parkerknights.co.uk
T: **0191 649 8924**
M: **07711 767 423**



AIDAN BAKER
aidan.baker@realestate.bnpparibas
T: **0191 227 5737**
M: **07712 868 537**



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

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited and Savills for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited or Savills nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2025