



# 1 CITYGATE

NEWCASTLE

1,442 TO 22,134 SQ FT STATE OF THE ART, REFURBISHED OFFICES IN NEWCASTLE CITY CENTRE



1 CITYGATE

NEWCASTLE

# SMARTER WORKING. YOUR WAY

The Citygate way - A forward thinking gateway building in the most successful and progressive business area of the city; redefined from the inside out, to bring out the best in people.





# HOW TO MAKE AN ENTRANCE

1,442 to 22,134 sq ft of gateway office space. Our newly refurbished offices offer Ground, Fourth and Fifth floors and a magnificent statement entrance & business lounge.





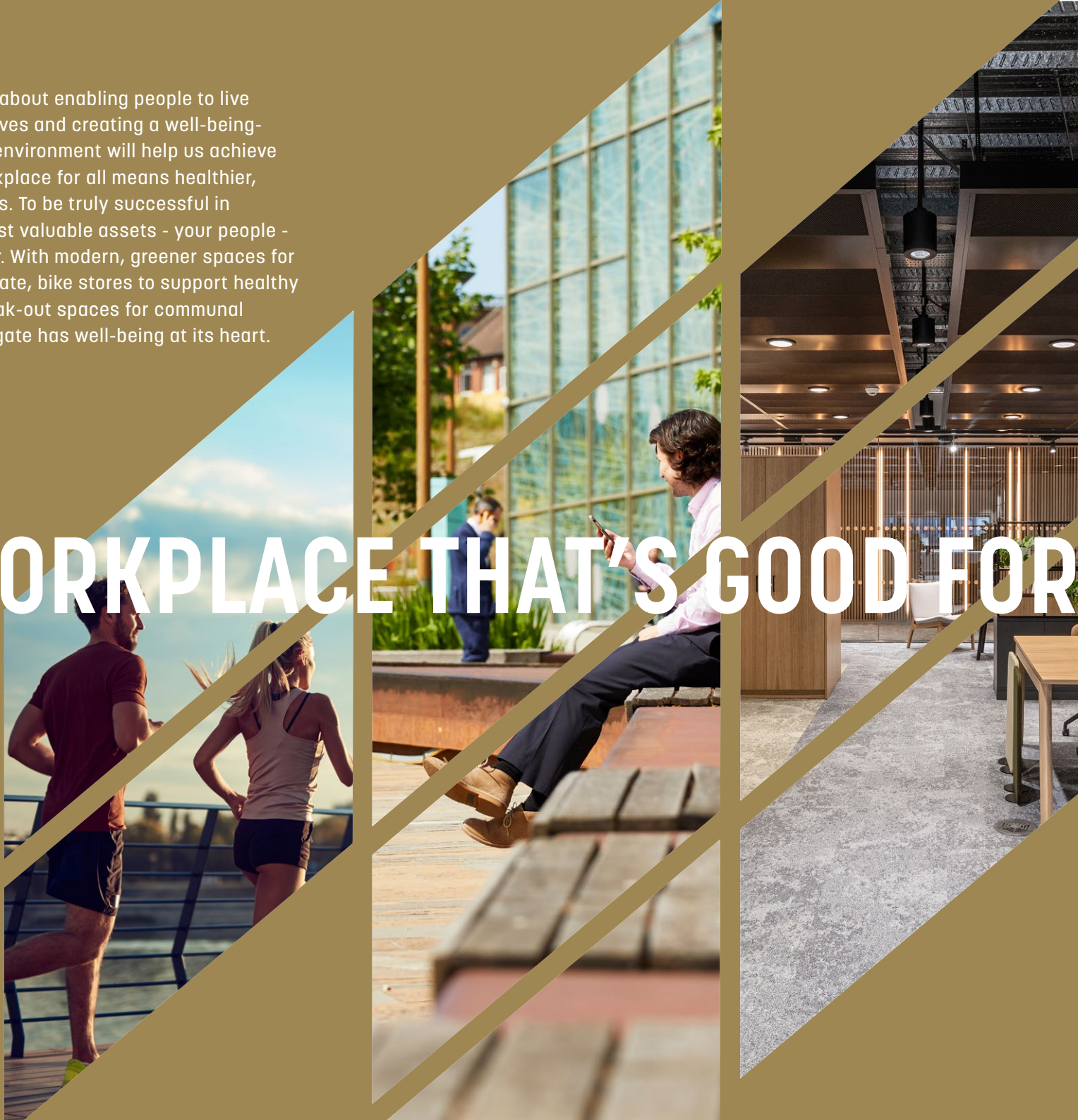
# YOUR GATEWAY TO THE CITY

Situated at the top of St James' Boulevard, a prominent gateway site to the city. 1 Citygate can easily get you where you need to be and back. It boasts quick and easy access to Newcastle train station within 7 minutes drive and 14 minutes out to Newcastle International Airport and only 11 minutes drive to the A1 (M)



We're passionate about enabling people to live better, healthier lives and creating a well-being-focused working environment will help us achieve this. A better workplace for all means healthier, happier employees. To be truly successful in business your most valuable assets - your people - need looking after. With modern, greener spaces for a better mental state, bike stores to support healthy lifestyles and break-out spaces for communal interaction, 1 Citygate has well-being at its heart.

# A WORKPLACE THAT'S GOOD FOR YOU



1 CITYGATE

NEWCASTLE



Second Floor - Occupied by Academic Health Science Networks



Second Floor - Occupied by Academic Health Science Networks



# REFURBISHED IS SMARTER

You can still create a better place to work without starting afresh. That's why 1 Citygate is the smarter choice, saving time, money, materials and most importantly, the environment. Unlike a new build, the building doesn't have a carbon footprint deficit to offset from demolition and construction. By joining us at 1 Citygate, you can rest assured you're supporting a greener approach to business.















**POTENTIAL FOR LANDLORD  
TO PROVIDE FULLY FITTED  
OFFICE SUITES**





Reception & Business Lounge

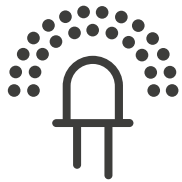


Bookable 8 Person Meeting Room



# STANDOUT FITOUT

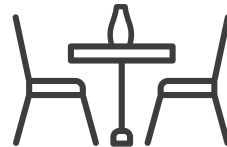
Convenience and community maximise well-being. At 1 Citygate, you'll benefit from a workspace that is focused on offering amenities that improve work life as a community. From lounge facilities and showers to air conditioning and EV charging, we're equipping the building with modern, state-of-the-art facilities to lead the way for a better workplace.



LED LIGHTING



AIR CONDITIONING



LOUNGE FACILITIES  
& BREAKOUT AREAS



NEW WC'S SHOWERS,  
DRYING ROOMS & LOCKERS



SQ M  
OCCUPANCY RATE



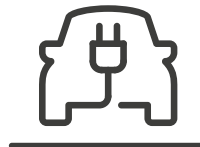
TARGETING  
EPC RATING: B



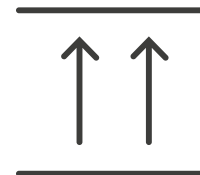
SECURE CYCLE  
STORAGE



STATE OF THE ART  
RECEPTION WITH  
FEATURE COFFEE POINT



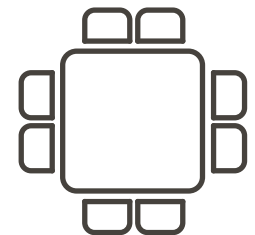
EV CHARGING



HIGH LEVEL CEILINGS



WELLBEING/  
MULTI-FUNCTION SPACE



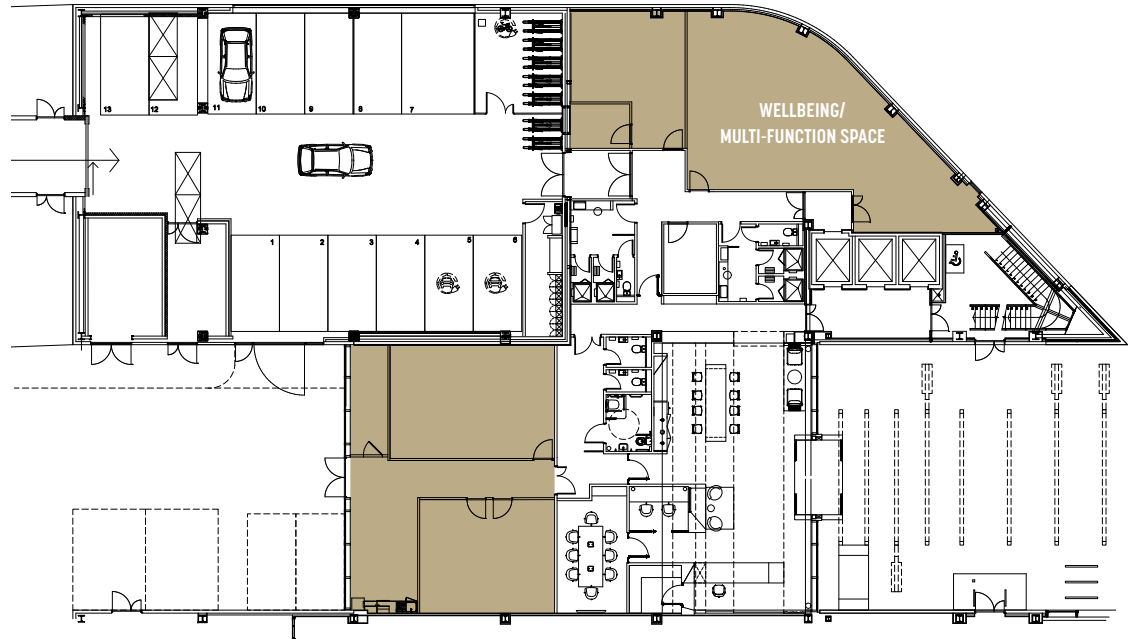
FREE COMMUNAL  
MEETING ROOMS



## GROUND FLOOR

### Suite of 1,442 sq ft (134 sq m)

**1,442 to 22,134 sq ft of gateway office space.**  
To be fully refurbished on Ground, Fourth and Fifth Floors, and a significant statement entrance and business lounge.



The landlord would be willing to do the tenant's fit out on the office suites if required.  
This would be done on an open book exercise with the cost spread over the term of the lease until break/expiry.

Designed with flexibility to accommodate occupation at up to 1:8 sq m

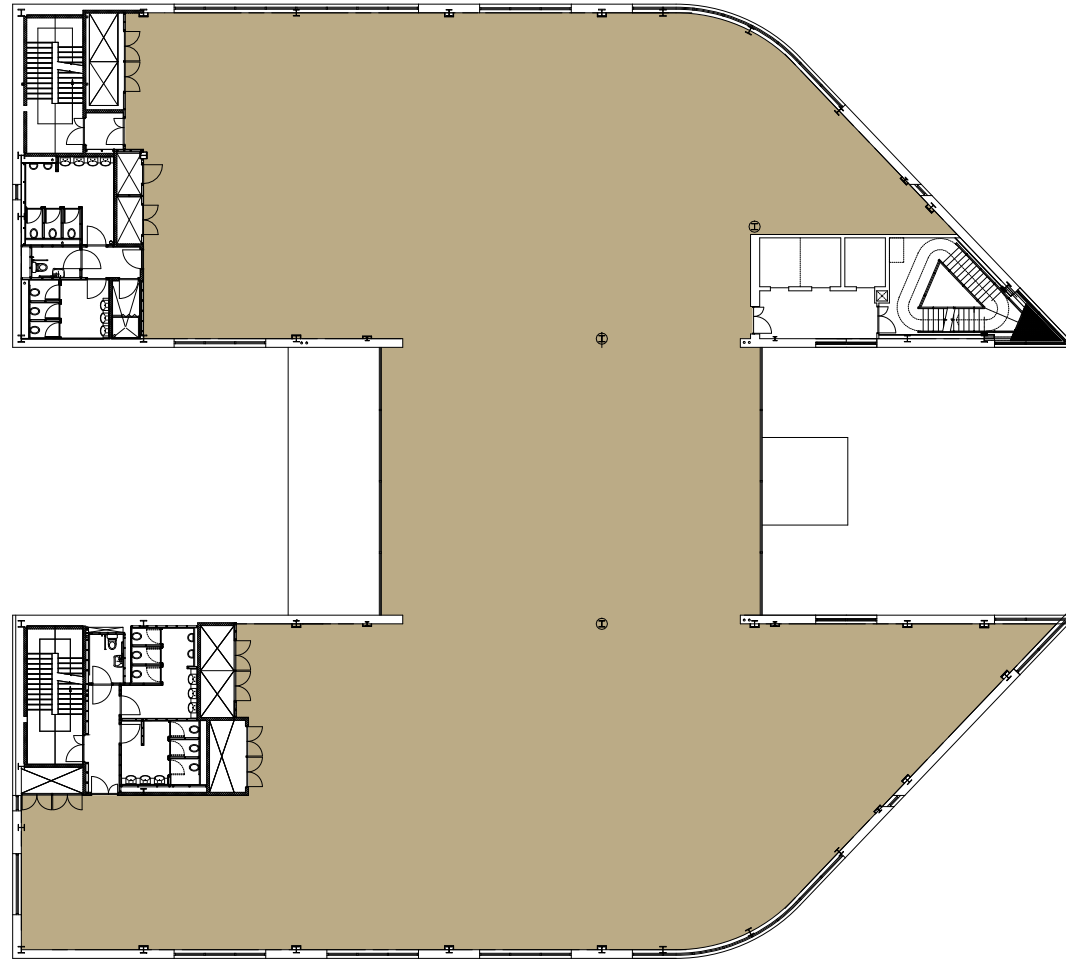


## FOURTH FLOOR

Up to 14,915 sq ft (1,385.65 sq m)

**1,442 to 22,134 sq ft of gateway office space.**

To be fully refurbished on Ground, Fourth and Fifth Floors, and a significant statement entrance and business lounge.



04

Designed with flexibility to accommodate occupation at up to 1:8 sq m

04

| 1 CITYGATE NEWCASTLE | PROPOSED FOURTH FLOOR PLAN



1 CITYGATE  
NEWCASTLE

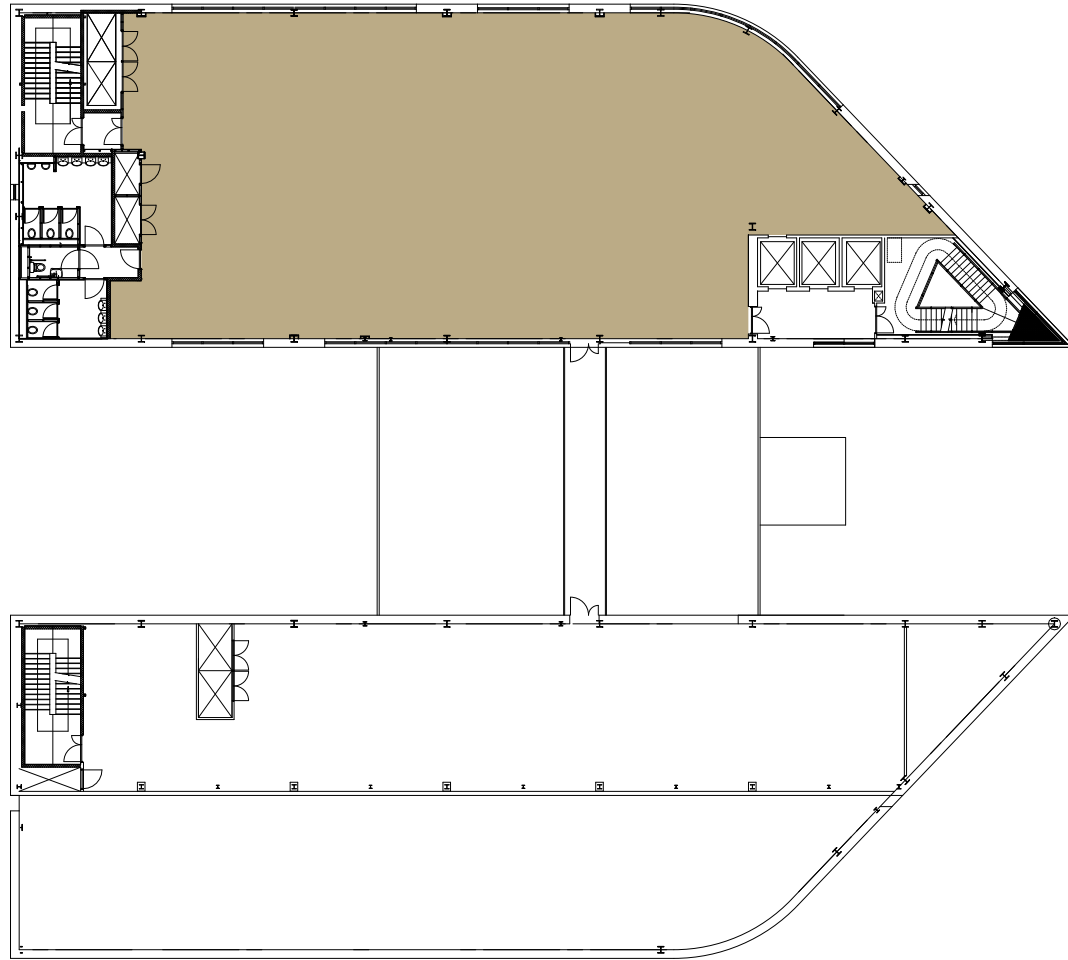


## FIFTH FLOOR

Up to 5,777 sq ft (537 sq m)

1,442 to 22,134 sq ft of gateway office space.

To be fully refurbished on Ground, Fourth and Fifth Floors, and a significant statement entrance and business lounge.



05

Designed with flexibility to accommodate occupation at up to 1:8 sq m

05

| 1 CITYGATE NEWCASTLE | PROPOSED FIFTH FLOOR PLAN



1 CITYGATE  
NEWCASTLE





# NEWCASTLE IS THRIVING

Flourishing and promising, Newcastle is the city that never stands still. And it's continuously moving upwards. With all the infrastructure of a modern and buzzing capital, Newcastle is a worthy and innovative rival to many popular

UK and European destinations. The city is quickly becoming unmasked as the place to be for a lower cost of living, superb internet connectivity and ample opportunities for ambitious business growth.

1.7M



PEOPLE OF  
WORKING AGE  
WITHIN AN HOUR'S  
TRAVEL TIME  
WORKING AGE.

55%



OF ALL GRADUATES  
IN THE REGION  
CHOOSE TO STAY  
HERE FOR WORK.

30



TIMES FASTER  
CONNECTION  
SPEEDS THAN  
THE UK AVERAGE.  
NEWCASTLE IS  
QUICKLY BECOMING  
A GIGABIT CITY.





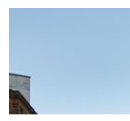
1 Citygate places you moments away from the lively hustle and bustle of Newcastle with a range of leisure and retail offerings. The dynamic shopping, trendy bars, enticing restaurants and vibrant culture of the city are sure to satisfy all tastes. In the other direction, you'll find our inspiring neighbours at the Newcastle Helix Innovation District.



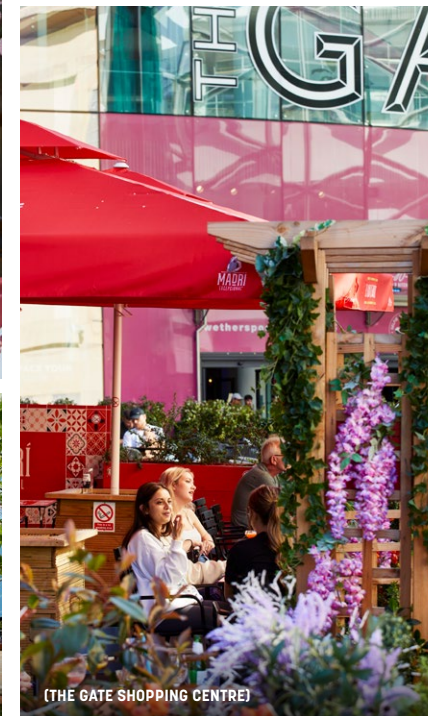
(THE QUAYSIDE)



(NEWCASTLE HELIX INNOVATION DISTRICT)



(ELDON SHOPPING CENTRE)



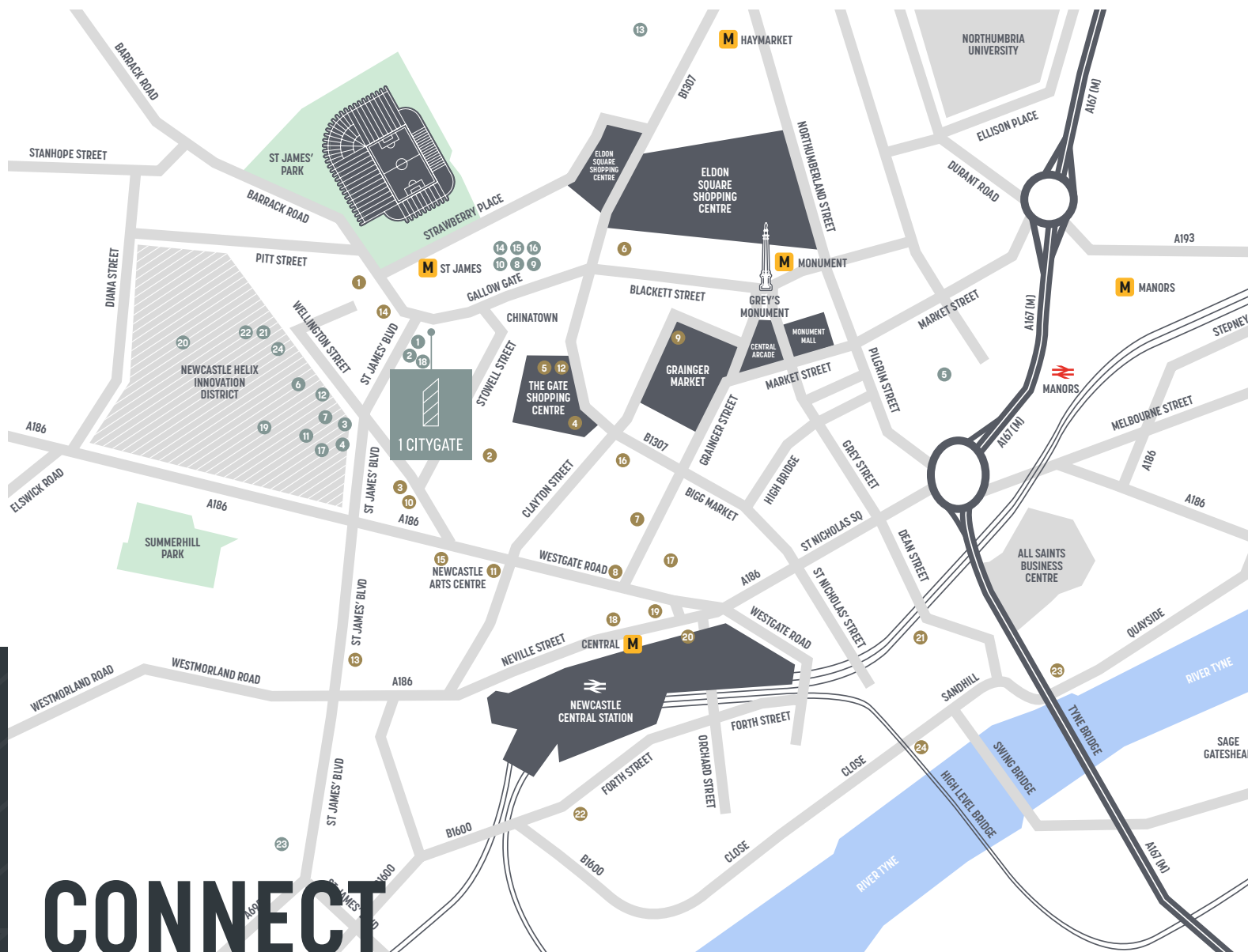
(THE GATE SHOPPING CENTRE)



(NEWCASTLE CENTRAL STATION 8 MINS WALK)

# ON YOUR DOORSTEP





# CONNECT WITH THE CITY

## SHOPPING

1. Eldon Square Shopping Centre
2. John Lewis (Eldon Square)
3. The Gate Shopping Centre
4. Central Arcade
5. Grey Street
6. Northumberland St
7. Grainger Street
8. Grainger Market
9. Monument Mall

## EAT & DRINK

1. The Dispensary
2. Blackfriars
3. Fujiyama
4. Nandos
5. Starbucks
6. Wagamama
7. Super Natural
8. The Mile Castle
9. Olive & Bean
10. 3Sixty
11. St Sushi
12. Zaap

## SLEEP

13. Holiday Inn Express
14. Sandman Signature
15. Premier Suites
16. Maldron Hotel
17. Hotel Indigo
18. The Country Hotel
19. Hampton by Hilton
20. Royal Station Hotel
21. The Vermont
22. Crowne Plaza
23. Premier Inn Quayside
24. Travel Lodge

## NEIGHBOURS

1. Ernst & Young
2. Grainger PLC
3. Homes England
4. Savills
5. NHS
6. NIC Data
7. Invotra
8. Muckle LLP
9. Irwin Mitchell
10. Sky
11. SoPost
12. Hexis Lab
13. Newcastle University
14. Turner & Townsend
15. Brewin Dolphin
16. Mott Macdonald
17. Scott Logic
18. UNW
19. Iksuda Therapeutics
20. Changing Health
21. Red Hat
22. Innovate UK
23. NCLA
24. DIT





# 1 CITYGATE

NEWCASTLE

**PARKER KNIGHTS**

REAL ESTATE

**MICHAEL DOWNEY**

[MDowney@parkerknights.co.uk](mailto:MDowney@parkerknights.co.uk)

**07711 767 423**

[www.parkerknights.co.uk](http://www.parkerknights.co.uk)

**CAROLYN RIDLEY**

[cr Ridley@parkerknights.co.uk](mailto:cr Ridley@parkerknights.co.uk)

**07437 911 193**

[www.parkerknights.co.uk](http://www.parkerknights.co.uk)

**WWW.1CITYGATE.CO.UK**



**PATRICK MATHESON**

[Patrick.Matheson@knightfrank.com](mailto:Patrick.Matheson@knightfrank.com)

**07796 192 356**

[www.knightfrank.com](http://www.knightfrank.com)

**NATHAN DOUGLAS**

[Nathan.Douglas@knightfrank.com](mailto:Nathan.Douglas@knightfrank.com)

**07790 931 318**

[www.knightfrank.com](http://www.knightfrank.com)



MISREPRESENTATION ACT: Parker Knights and Knight Frank for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Parker Knights and Knight Frank has any authority to make any representation or warranty whatsoever in relation to this property. Design and Production DS.EMOTION June 2025

A DEVELOPMENT BY:



**APAM**