

COMPLETELY

RE-IMAGINED



ST JAMES
GATE

GRADE A
CREATIVE CITY CENTRE OFFICES
ONLY A SHORT WALK FROM
NEWCASTLE CENTRAL STATION

Self-contained offices
of 4,865 sq ft and 5,154 sq ft

www.stjamesgate.co.uk



PALACE CAPITAL plc

EXCLUSIVE

ADDRESS TO ATTRACT THE BEST
TALENT AND TO MAKE A LASTING
IMPRESSION ON CLIENTS

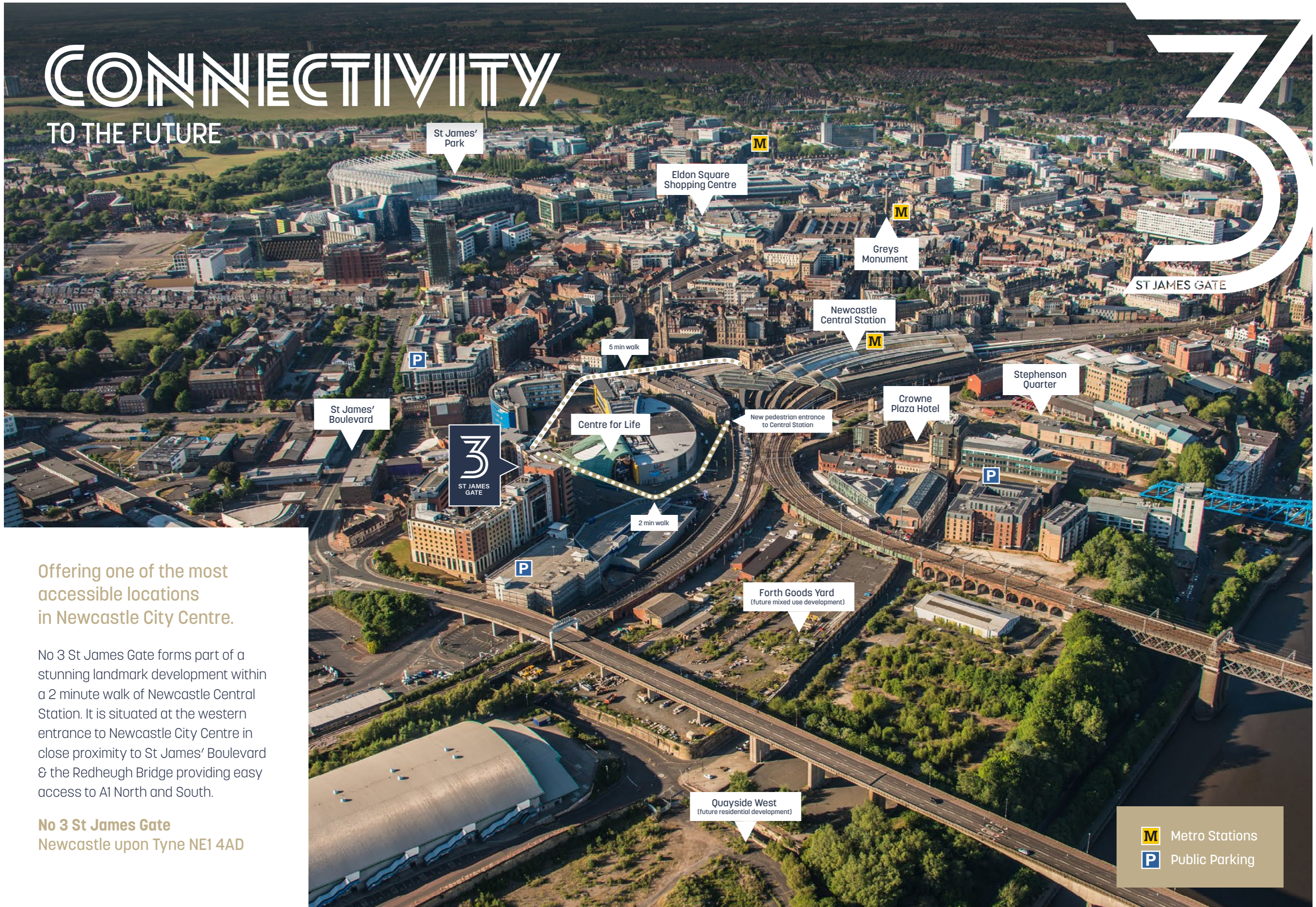
- Self-contained, ground floor offices to let
- Highly visible location
- Prime Office ideally located 2 minute walk from Central Station
- First-rate working environment
- Beautiful landscaped courtyard plaza



ST JAMES GATE

CONNECTIVITY

TO THE FUTURE



Offering one of the most accessible locations in Newcastle City Centre.

No 3 St James Gate forms part of a stunning landmark development within a 2 minute walk of Newcastle Central Station. It is situated at the western entrance to Newcastle City Centre in close proximity to St James' Boulevard & the Redheugh Bridge providing easy access to A1 North and South.

No 3 St James Gate
Newcastle upon Tyne NE1 4AD

M Metro Stations
P Public Parking



ENCOURAGING CREATIVITY

No 3 St James Gate delivers two Grade A, creative office spaces with their own front doors. Approached through a beautifully landscaped archway, and with access to a courtyard plaza with easy drop off and pick up bays.

Each office has been fully refurbished to a Grade A specification, with LED lighting and exposed services, giving the office a fresh and contemporary feel with excellent ceiling heights. The reception entrances are double height, with office accommodation split over ground and mezzanine level. The dual-aspect curtain wall glazing allows for excellent natural light.



SPACES

THAT WORK AROUND YOU



Get connected with **WiredScore**.

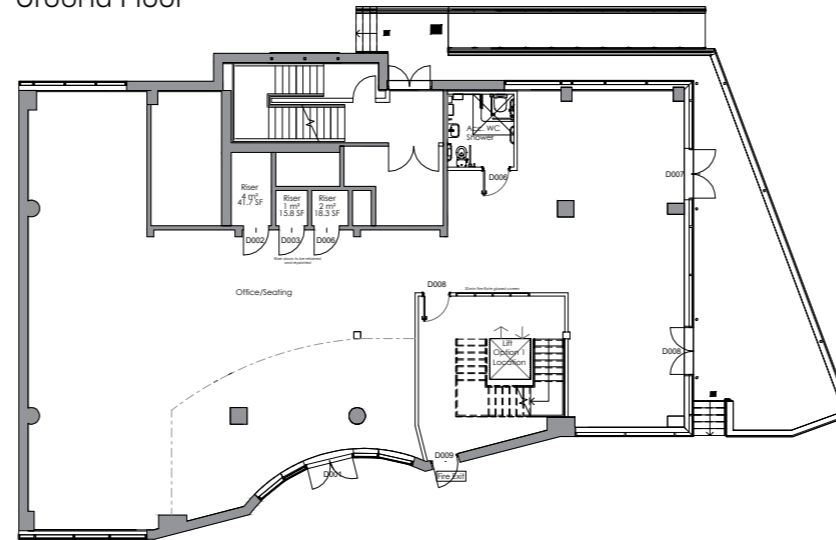
The building is Gold Certified under the WiredScore digital connectivity certification system, offering superb IT connectivity.



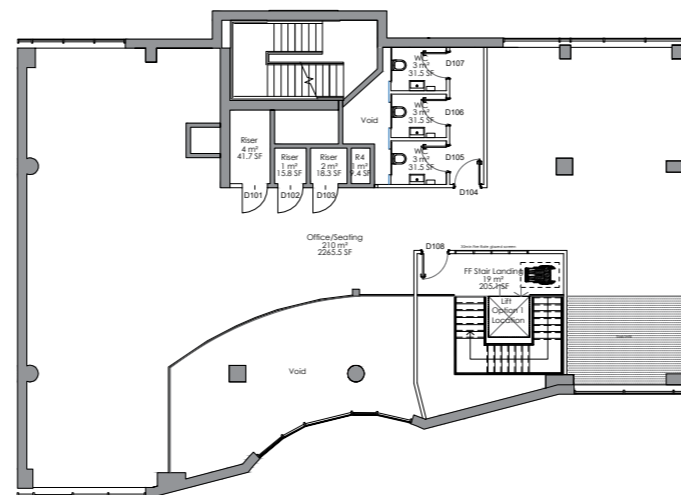
OFFICES 3A

	SQ M	SQ FT
GROUND FLOOR	248.23	2,672
MEZZANINE	230.5	2,481
TOTAL	478.73	5,153

Ground Floor



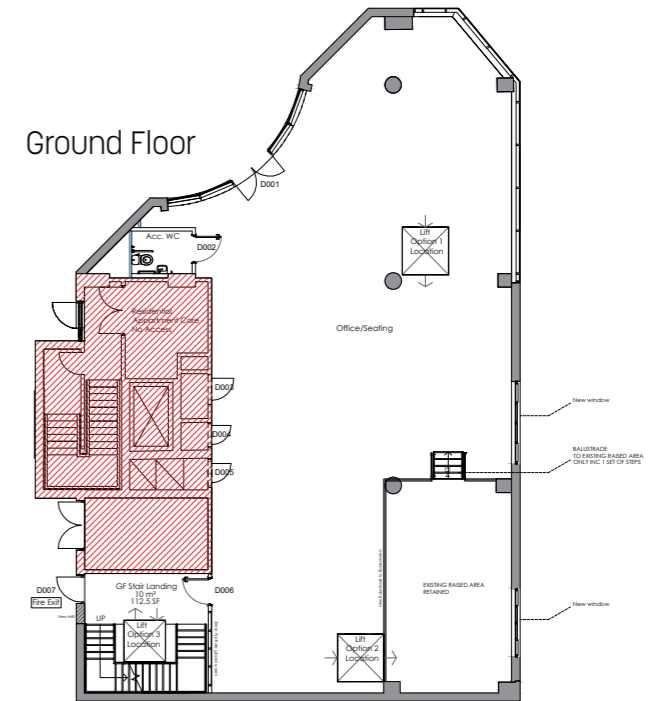
Mezzanine Floor



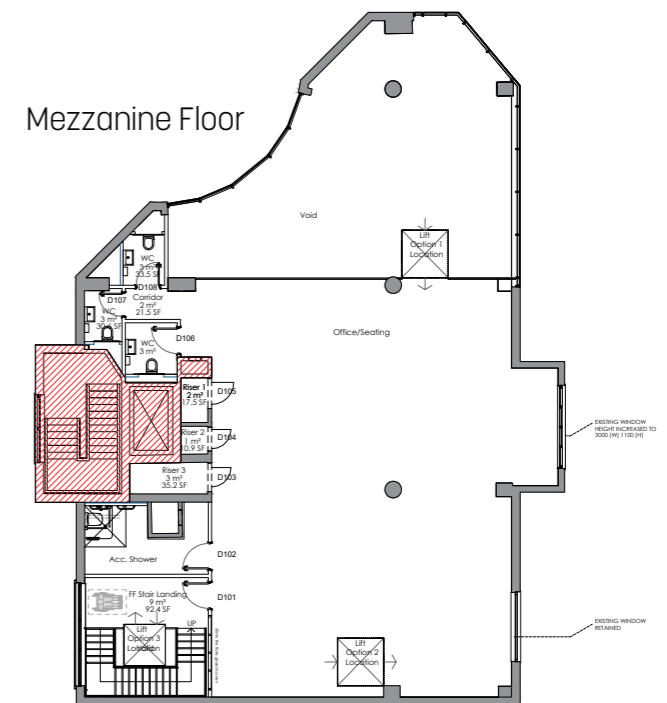
OFFICES 3B

	SQ M	SQ FT
GROUND FLOOR	252.5	2,610
MEZZANINE	209.5	2,255
TOTAL	450	4,865

Ground Floor



Mezzanine Floor



PERFECTLY

PLACED IN A VIBRANT CITY

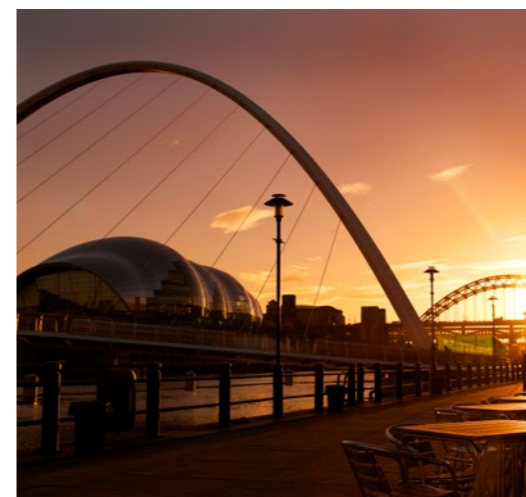
The perfect position to take advantage of a vibrant mix of restaurants, cafés and shops on the doorstep of a developing quarter of the city.

Newcastle is one of the fastest growing tech clusters in the UK and has been named a 'tech hub to watch' in 2021 by the business network Tech Nation. The region is home to FTSE 100 company Sage PLC, Ubisoft's largest UK Games Studio and a new BBC Tech Hub.

The city also has the highest proportion of STEM and computing students in the country, and the UK's National Innovation Centre for Data. Overall, the city's two universities produce 101,000 talented graduates each year, 36% of which stay in the city to live and work - one of the highest graduate retention rates in the country.

St James Gate lies at the gateway between Central Station and the Forth Goods Yard and Quayside West Development Area which extends to the south and west. This area is set to deliver a significant number of new homes, offices, leisure and public open space.

St James Gate will therefore be at the heart of an increasingly important business, leisure and residential district of Newcastle City Centre.



TERMS

The property is available by way of a new FRI lease for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating for unit 3A – B-44.
The current EPC rating for unit 3B – B-49.

RATEABLE VALUE

We understand that the unit 3A is entered into the 2017 Rating List with a rateable value of £47,500.

All interested parties should make their own enquiries as to the precise rates payable with the Group Valuation Office on (0191) 220 7000.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

CONTACT

For more information regarding the North East's finest offices, please contact the Joint Agents.

Knight Frank 

Patrick Matheson
Knight Frank

T: 0191 594 5015
M: 07796 192 356

E: patrick.matheson@knightfrank.com

Nathan Douglas
Knight Frank

T: 0191 594 5002
M: 07790 931 318

E: nathan.douglas@knightfrank.com

Naylors Gavin Black 
Commercial Property People

Jessica Ross
Naylors Gavin Black

M: 07702 528 881
E: jessica@naylorsgavinblack.co.uk

Chris Pearson
Naylors Gavin Black

T: 0191 466 1349
M: 07834 328 678
E: chrisp@naylorsgavinblack.co.uk

www.stjamesgate.co.uk



PALACE CAPITAL plc

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Naylors Gavin Black in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP and Naylors Gavin Black nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **MAY 2022.**