



ST JAMES  
GATE

Prestigious City Centre  
offices only a short walk from  
Newcastle Central Station.

Grade A city centre office space available  
From 291.9m<sup>2</sup> (3,412 sq ft) to 1,320m<sup>2</sup> (14,212 sq ft)





St James' Park

Eldon Square Shopping Centre

Greys Monument

Newcastle Central Station

Stephenson Quarter

Crowne Plaza Hotel

Centre for Life

St James' Boulevard

Forth Goods Yard  
(future mixed use development)

Quayside West  
(future residential development)



5 min walk

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

Positioned immediately west of Central Station, this superb location is also the western entrance to the City Centre and its close proximity to St James' Boulevard & the Redheugh Bridge provides excellent access to the A1 North and South.

**M** Metro Stations  
**P** Public Parking







2 St. James Gate's recent refurbishment delivers some of the best space in the city including a contemporary and stylish reception area, ideal for welcoming guests and clients, plus open plan Grade A office space with panoramic views of the city.



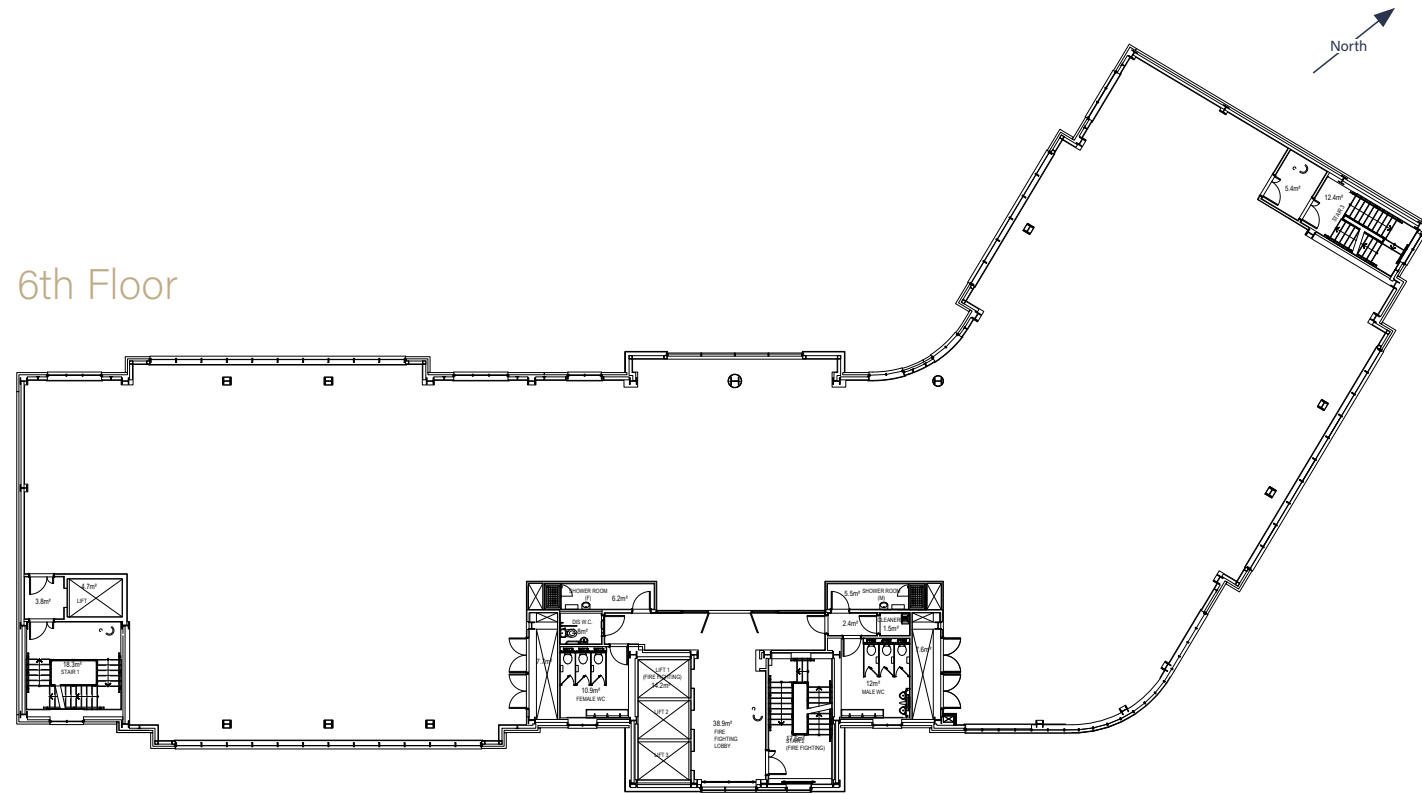


# Floor plans

No2 St James Gate offers one of the only column free floor plates in the city and provides very flexible and adaptable accommodation.

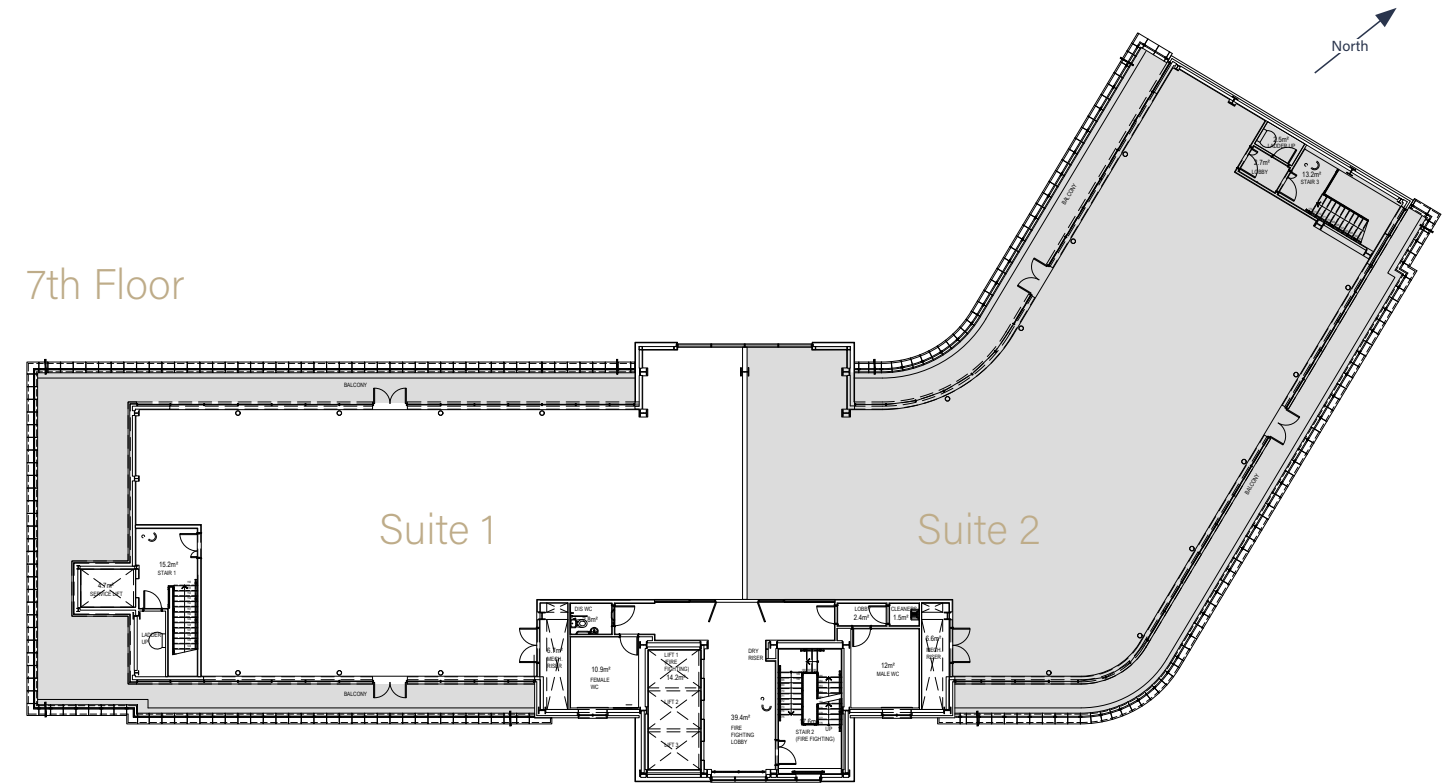


## 6th Floor







6th floor 1,003 sq m (10,800 sq ft)

## 7th Floor



7th floor - Suite 1 - 316.98 sq m (3,412 sq ft)

-  Wired Score Gold Certified
-  4 pipe fan coil air conditioning
-  Basement cycle parking
-  Showers
-  Balcony for exclusive use (7th floor)
-  Metal raised floors
-  Plank metal tile suspended ceiling
-  LED lighting
-  EPC Rating C
-  On-site building management
-  24 hour security
-  Building wide IT infrastructure provided by Backbone Connect

-  3 x 8 person passenger lifts
-  Goods lift
-  On-site car parking
-  Two additional multi storey carparks within 2 minute walk

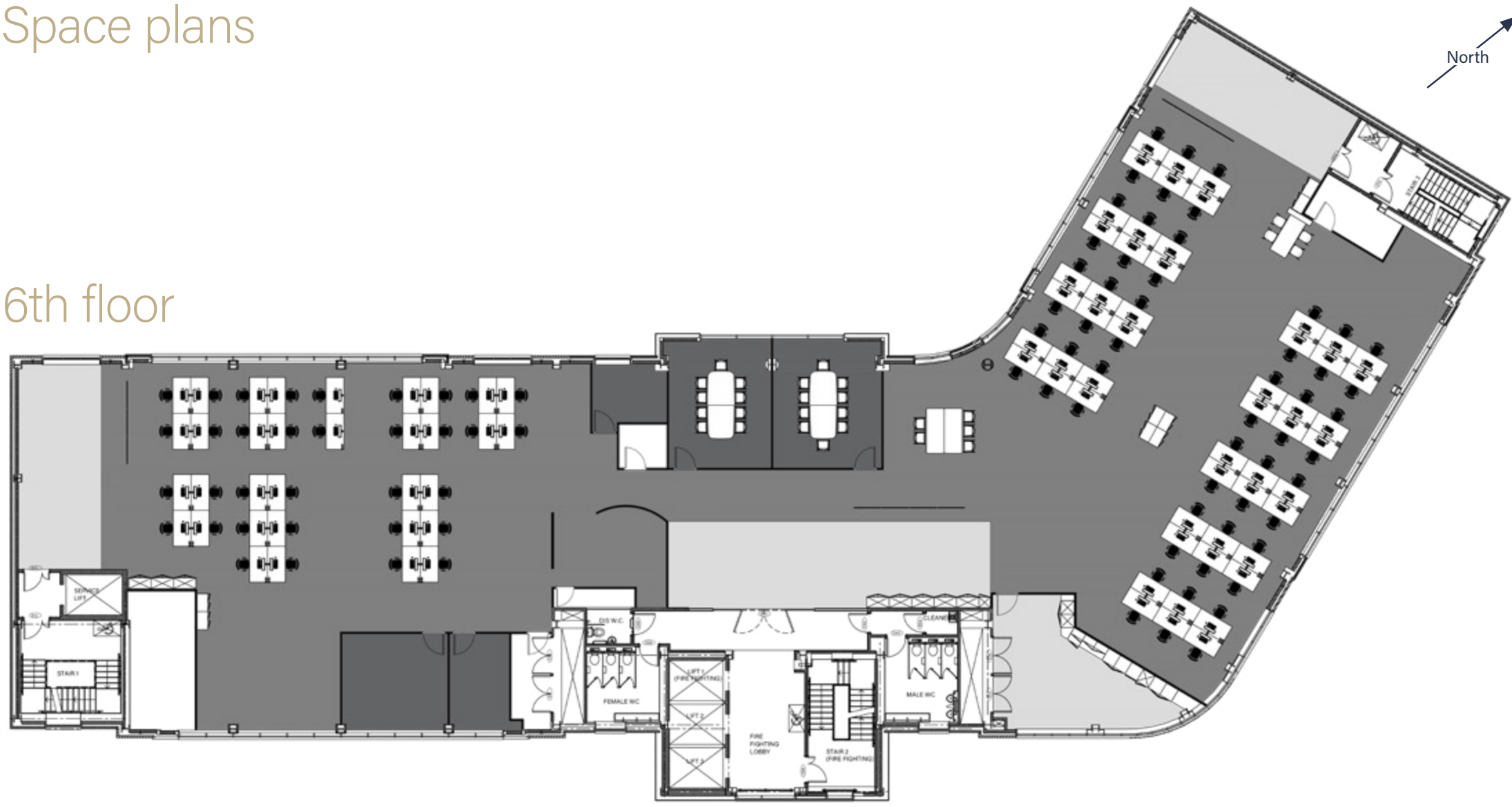


The building has been recently installed with fibre infrastructure offering "Plug and Play" connectivity, and Backbone Connect can provide instant premium business-grade internet access without the need for a wayleave.

# Space plans

## Professional Services Layout

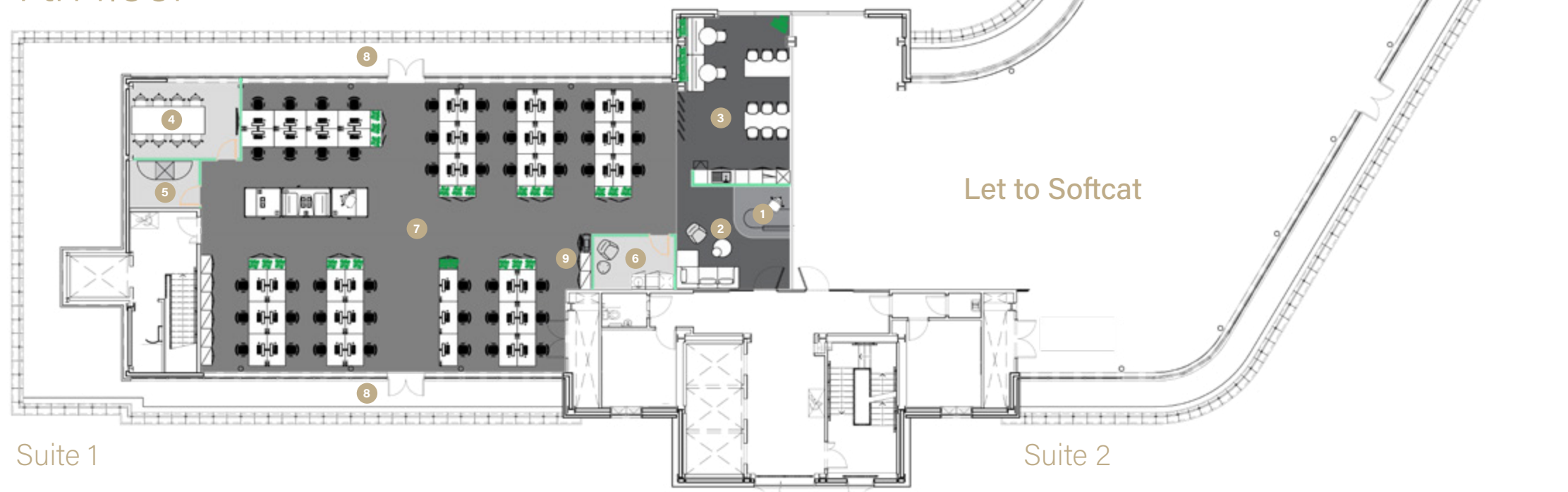
### 6th floor



### Professional Services Layout

- 1 Reception
- 2 Informal lounge
- 3 Kitchen and Breakout Space
- 4 8 Person Meeting Room
- 5 Comms Room
- 6 Wellbeing Room
- 7 45 Open Plan Desks
- 8 Balcony
- 9 Print Hub

### 7th floor



Suite 1

Suite 2

Let to Softcat





OREGA



2 St James' Gate provides a serviced office solution, offering a plug and play option for Tenants seeking convenience, flexibility and cost certainty.

Orega offers space ranging from 2 - 27 desks and includes all furnishing, breakout space, meeting rooms and internet connectivity.

With this serviced solution you can take occupation of an office within days and the on-site team will be there to support you from day 1.







OREGA

Tenants of 2 St James' Gate all have the opportunity to benefit from the use of the meeting room space and conference facilities offered by Orega.

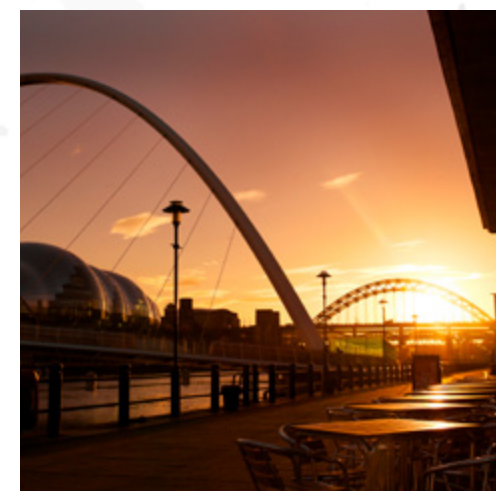




The perfect position to take advantage of a vibrant mix of restaurants, cafés and shops on the doorstep of a developing quarter of the city.

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.





### Lease Terms

The available office space is available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated.

### Rent

£22.50 per sq ft.

### Service Charge

The tenant will be liable for paying a service charge in relation to the maintenance of the buildings communal areas and structure.

### Energy Performance Certificate

No2 St James Gate has an energy performance rating of C. Full certificate available upon request.

### 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.

### Money Laundering Regulations

In accordance with the UK Government's 5th Money Laundering Directive counterparty due diligence will be required on a company or individual(s) intending to lease or purchase the subject property on agreement of heads of terms. This will include proof of identity for any beneficial owners of a company with ownership equal to or in excess of 25%.

### Contact

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



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