

# 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](http://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

# CONNECTIVITY

# TO THE FUTURE





# 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.

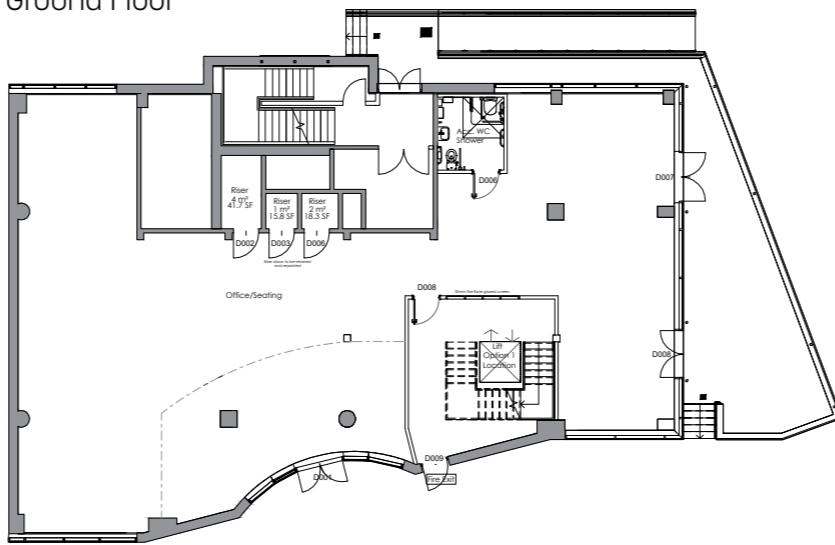
The building is Gold Certified under the WiredScore digital connectivity certification system, offering superb IT connectivity.

3  
ST JAMES GATE

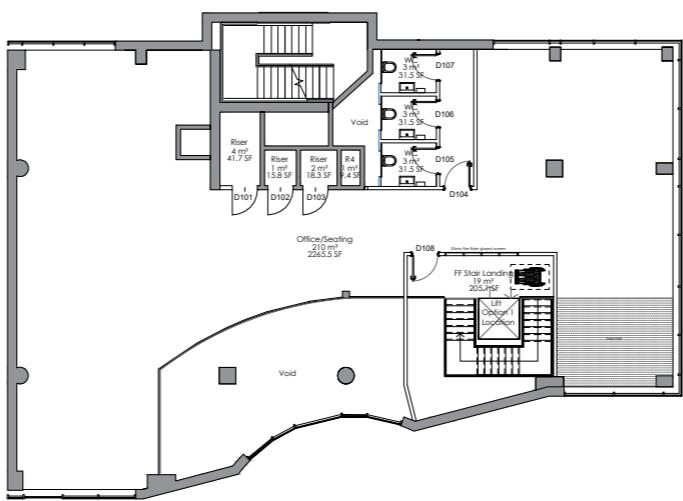
### OFFICES 3A

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

### Ground Floor

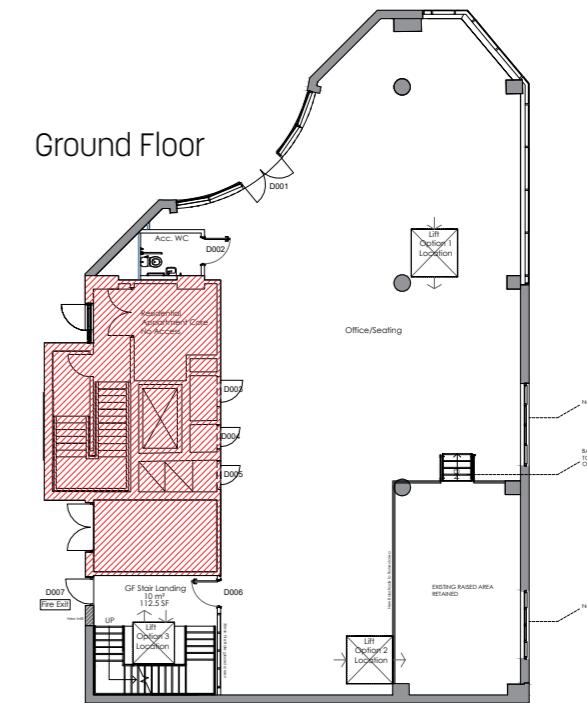


### Mezzanine Floor

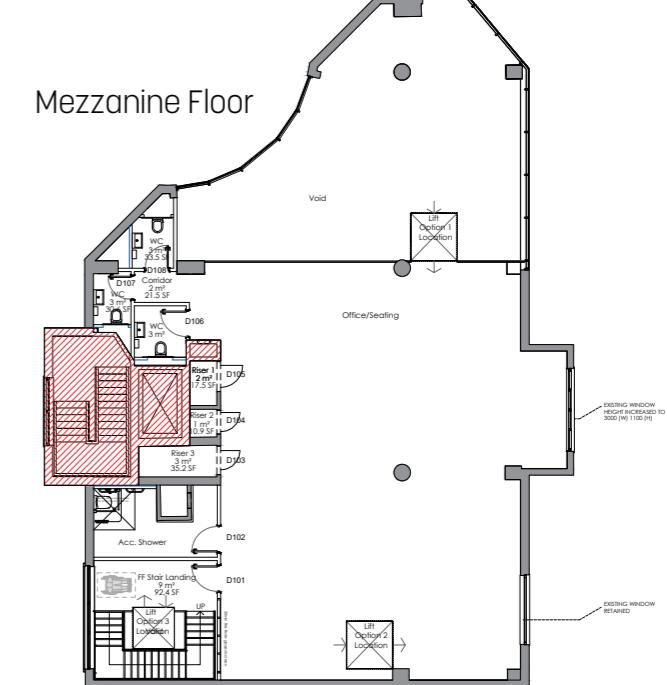


### OFFICES 3B

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



### Mezzanine Floor



# PERFECTLY

## PLACED IN A VIBRANT CITY

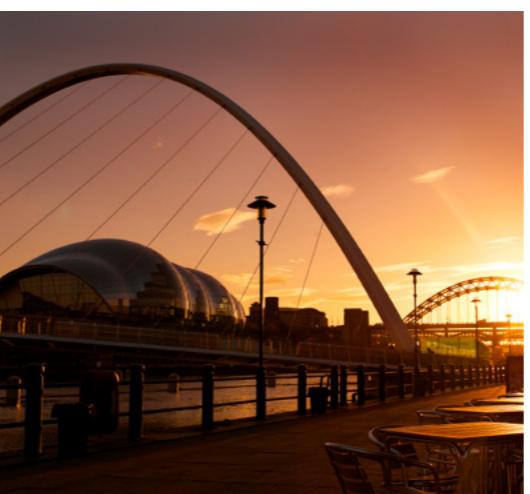
The perfect position to take advantage of a vibrant mix of restaurants, cafés and shops on the doorstep of a developing quarter of the city.

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.



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## 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.



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