

AVAILABLE FROM
AUGUST 2021

3

ST JAMES
GATE

COMPLETELY
RE-IMAGINED

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



PALACE CAPITAL plc

www.stjamesgate.co.uk

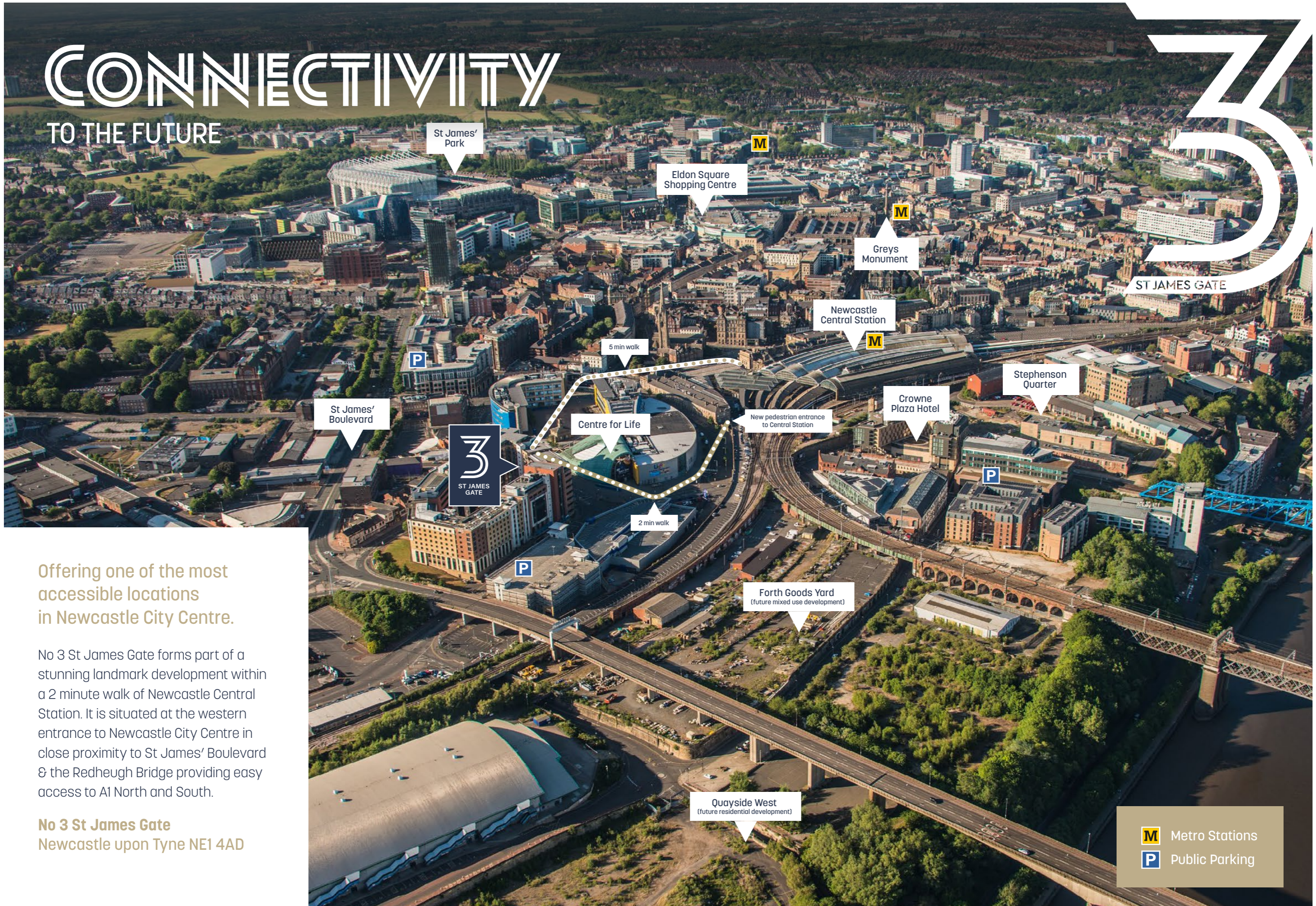
EXCLUSIVE

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
- Currently under refurbished with excellent finishes
- Beautiful landscaped courtyard plaza

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



Indicative CGI images



SPACES

THAT WORK AROUND YOU



Landlords connectivity.

The building will be installed with fibre infrastructure offering "Plug and Play" connectivity providing instant premium business grade internet access without the need for a wayleave.



Get connected with WiredScore.

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

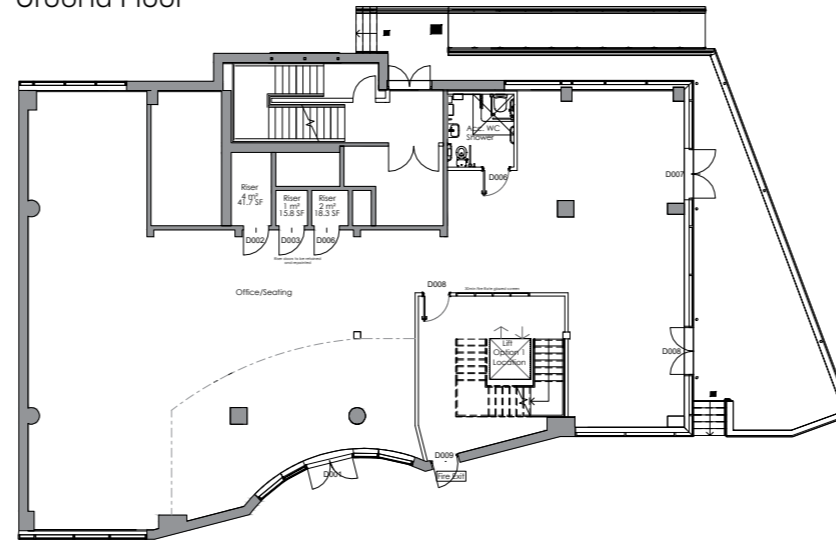


ST JAMES GATE

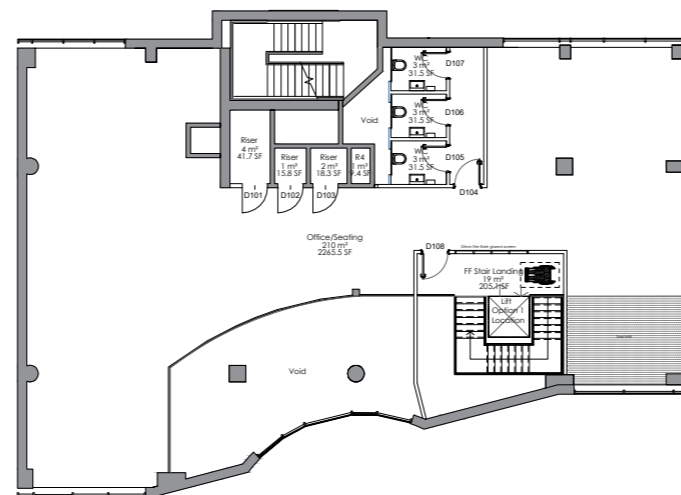
OFFICES 3A

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

Proposed Ground Floor



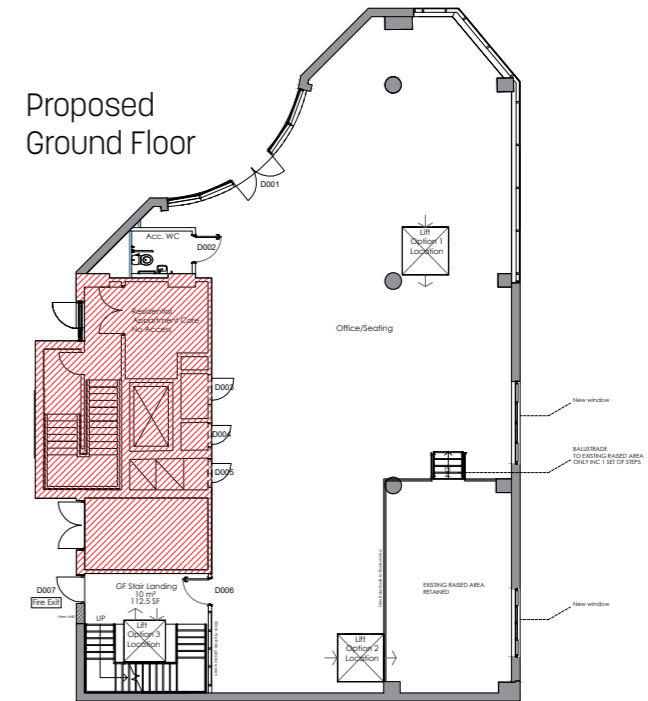
Proposed Mezzanine Floor



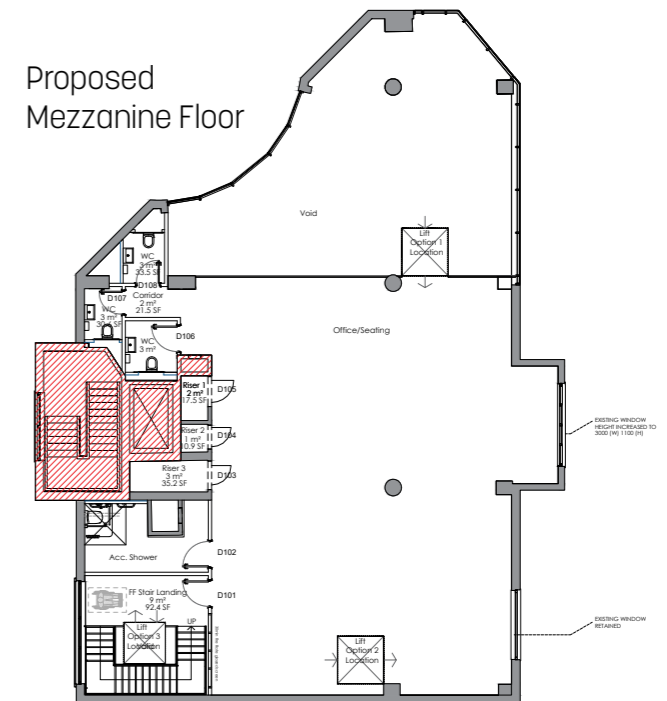
OFFICES 3B

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

Proposed Ground Floor



Proposed Mezzanine Floor



PERFECTLY

PLACED IN A VIBRANT CITY

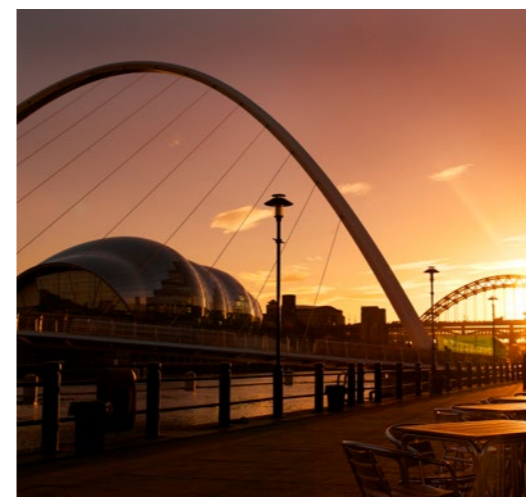
The perfect position to take advantage of a vibrant mix of restaurants, cafés and shops on the doorstep of a developing quarter of the city.

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.





ST JAMES
GATE

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 is – D-93.

The current EPC rating for unit 3B – D-77.

The properties will be reassessed on completion of the refurbishment works.

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.

For more information regarding the North East's finest offices, please contact:

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