



NELSON STREET

NEWCASTLE NE1 5AW

A different way to work

106 - 796 SQ M
(1,144 - 8,569 SQ FT)

Bringing community back to the workplace at one of Newcastle's most iconic addresses.



With its impressive façade and feature entrance, 8 Nelson Street would make a fantastic and unique HQ office.

The refurbishment has been designed with flexibility at its core, enabling the building to be let on a floor by floor basis, or as a whole with your business name on the door.

A BUILDING
RE-IMAGINED,
FROM BEING
ONE OF THE
CITY'S BEST
KNOWN VENUES,
TO THE PERFECT
WORKPLACE.

CAFÉ ROYAL WAS AN INSTITUTION.

A building with immense character, an atmosphere of friendship and a reputation for fantastic coffee.

This collective energy is being harnessed again as the building is transformed into a fully fitted agile workspace with community, collaboration and creativity at its heart.

Coming in Q2 2022, this familiar old friend will be opening its doors again, repurposed and reinvented for an exciting new chapter.



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CONTEMPORARY

SUSTAINABILITY



The **FOURTH** Floor

RECLAIMED

CRAFTSMANSHIP

8 NELSON STREET IS IN THE CENTRE OF THE HISTORIC AND BUSTLING GRAINGER TOWN IN NEWCASTLE CITY CENTRE.



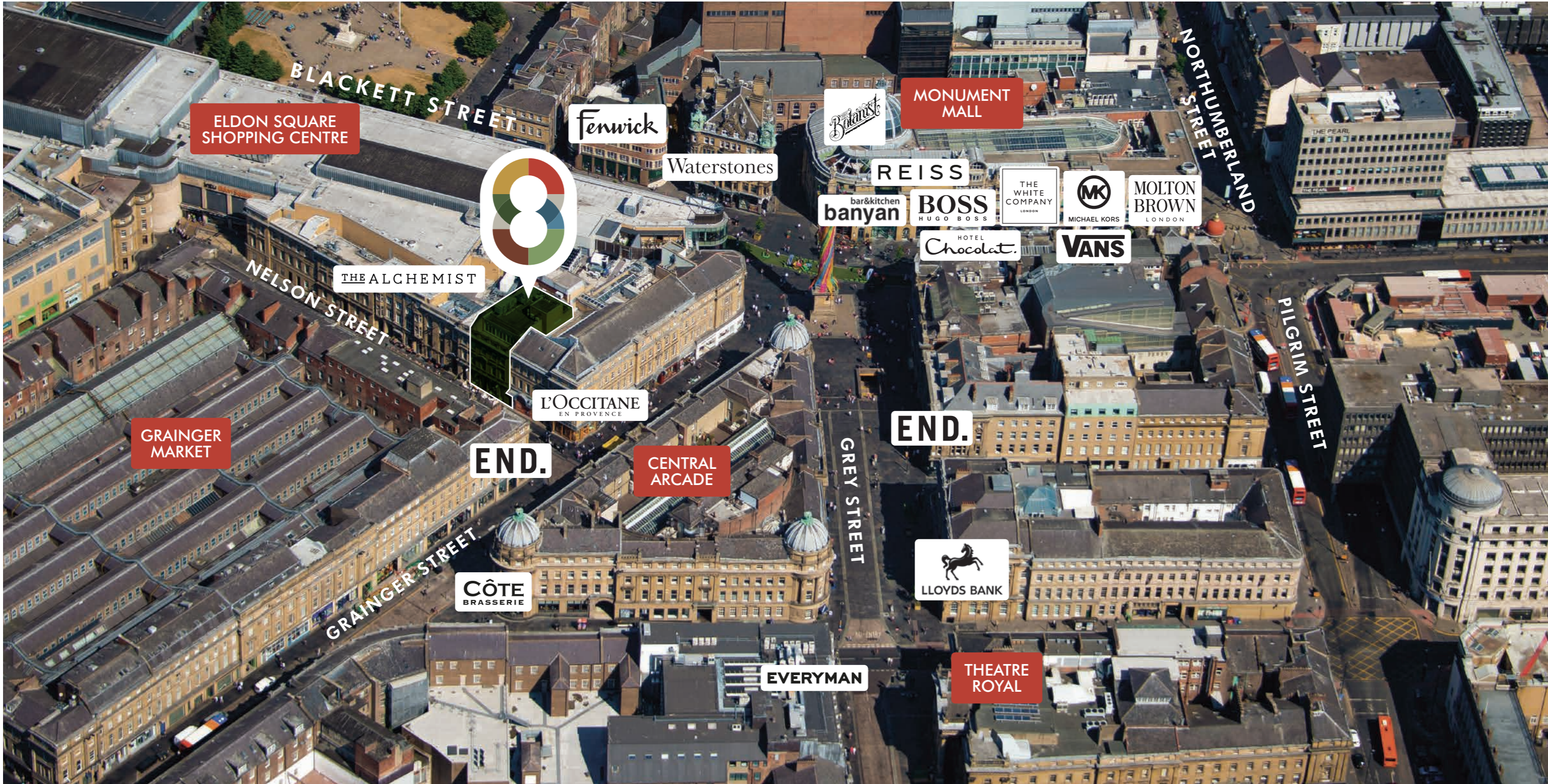
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8 NELSON STREET IS SURROUNDED BY A DIVERSE MIX OF NATIONAL RETAILERS, INDEPENDENT SHOPS, RESTAURANTS AND CAFÉS.



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THE LOCATION

GRAINGER TOWN IS THE HEART AND SOUL OF NEWCASTLE, WITH ITS 1830s NEOCLASSICAL ARCHITECTURE DESIGNED BY RICHARD GRAINGER.

Grainger Town is home to the Theatre Royal, Grey's Monument, the Central Arcade and Grainger Market, some of which date back to the early 19th century.

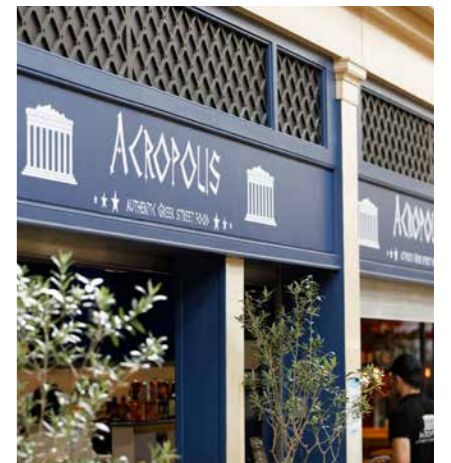


Grainger Market

Central Arcade



8 Nelson Street stands opposite the Grainger Market, which houses a range of traditional market stalls through to independent bistros and coffee shops, including favourites such as Acropolis, The Pig Sty and North Shore Coffee.



Acropolis



Pet Lamb Patisserie



North Shore Coffee Co.



The Pig Sty



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COMMUNICATION

Nelson Street has immediate access to Newcastle's public transport links, being only a 2-minute walk to the Monument Tyne and Wear Metro Station, and a 5-minute walk to Newcastle's Central Station.

Newcastle International Airport is a 28 minute Metro journey with trains running every 12 minutes.

TRAVEL TIMES

ROAD

Newcastle Int. Airport	20mins
Sunderland	37mins
Leeds	1hr 54mins
Manchester	3hrs 10mins

RAIL

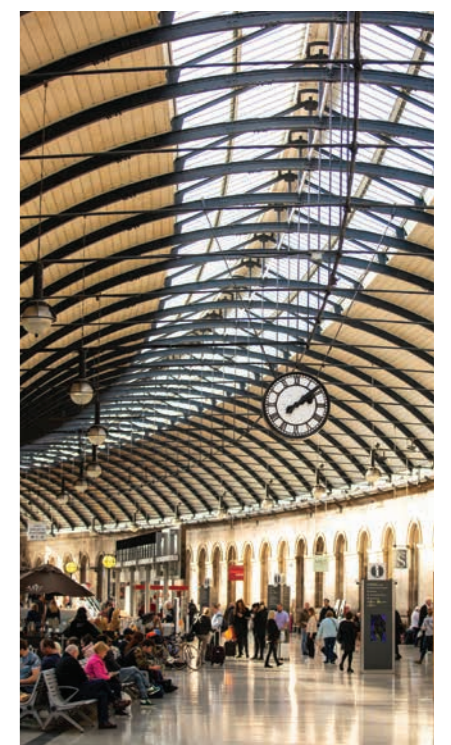
Edinburgh	1hr 35mins
Leeds	1hr 20mins
Manchester	2hrs 10mins
London Kings Cross	2hrs 45mins



Monument Metro Station



Quaylink Bus Service



Newcastle Central Station



The **FIRST** Floor

INSPIRED BY THE BAUHAUS MOVEMENT,
THE INTERIOR DESIGN OF 8 NELSON STREET
FUSES ART, CRAFTSMANSHIP AND FUNCTIONALITY.



The **GROUND** Floor

THE PHILOSOPHY

Inspired by the **Bauhaus Movement**, the interior design of 8 Nelson Street fuses art, craftsmanship and functionality. Clean lines, geometric shapes and the use of contemporary artwork throughout are synonymous with the late 19th Century movement.

Exposed ceilings maximise the height on all floors, creating a light and airy environment. Industrial fixtures and fittings bring a modern feel to create a cool, contemporary hub to complement the building's prime city centre location.

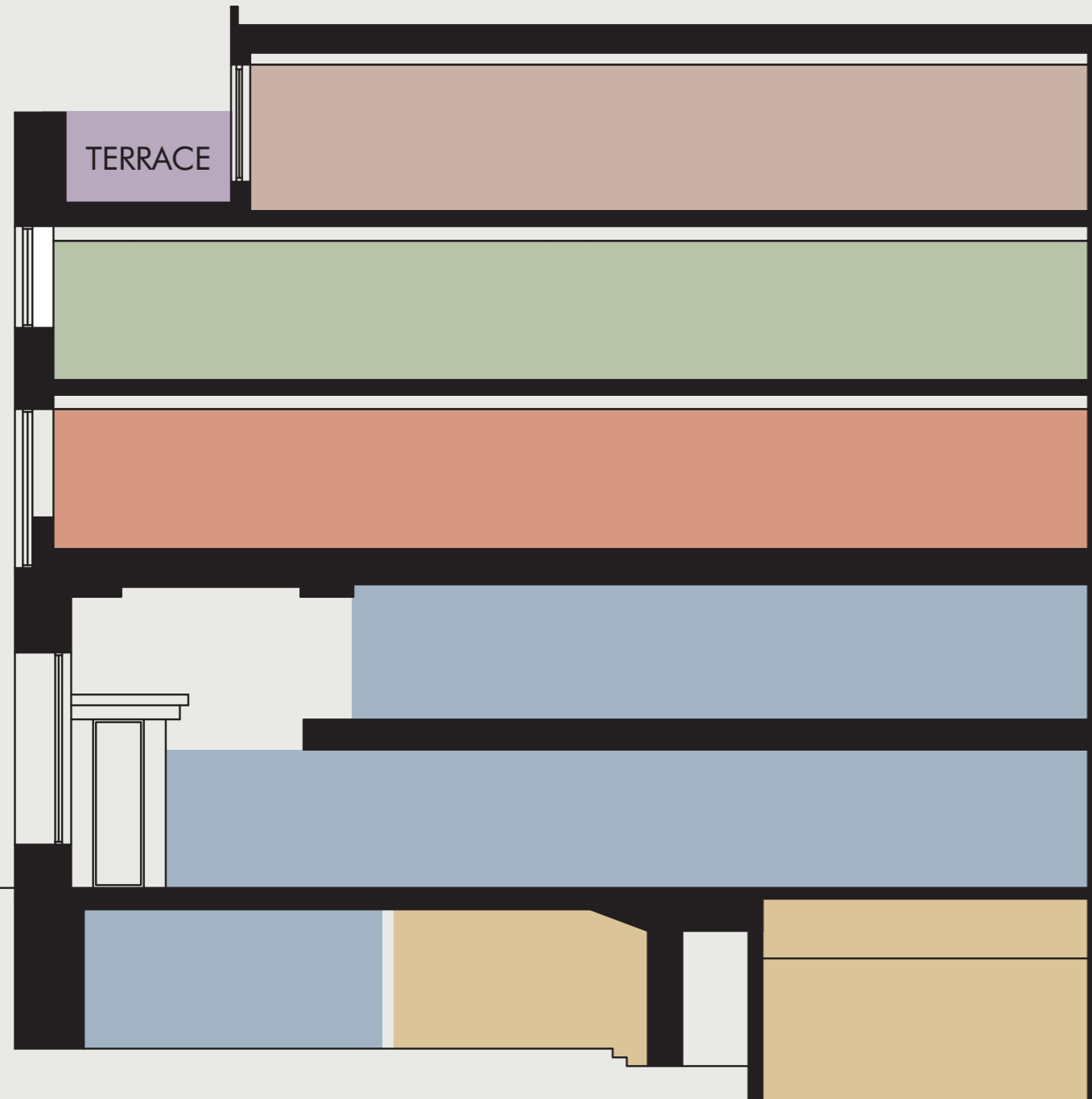
An emphasis on sustainability is incorporated through the use of reclaimed and vintage furniture throughout the scheme. Natural materials such as wood and cork are used to enhance this aspect.

The concept has been designed by Bernard Interiors, an award winning interior design studio based in the North East, specialising in luxury commercial and residential projects throughout the UK and abroad.



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THE STACK



FLOOR	SQ M	SQ FT
FOURTH	121.42	1,307
THIRD	160.91	1,732
SECOND	160.91	1,732
FIRST	106.28	1,144
GROUND	143.16	1,541
BASEMENT	103.40	1,113
TOTAL	796.09	8,569

THE ACCOMMODATION

OFFERING AN OFFICE EXPERIENCE LIKE NO OTHER IN THE CITY, THE BUILDING HAS IT ALL.

The building comprises five floors and a basement, each with its own unique contributions.

Each floor has been carefully planned with an array of work settings, meeting space and amenity areas to provide an environment for business to flourish.

8 Nelson Street offers a wide range of sizes, from a single floor to the entire building.

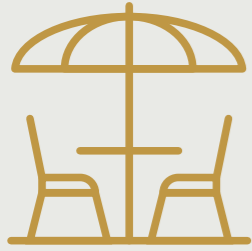
The ground and first floor can be taken as a single suite with the benefit of its own prominent entrance; offering exceptional 'own front door offices'.



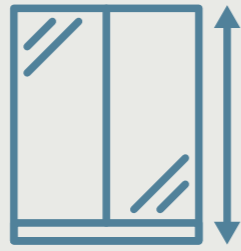
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SPECIFICATION

The building will be fully fitted and ready to occupy delivering the following specification:



Private roof terrace
(Fourth Floor)



Full height glazed windows
on the ground floor



Internal cycle store



Shower facilities



Fitness studio



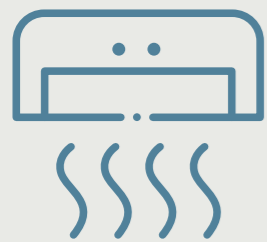
LED lighting



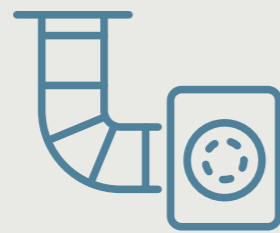
Business lounge, meeting
rooms and breakout spaces
on each floor



Lift access



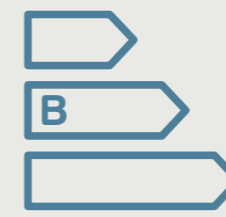
Air conditioning



Exposed services



Superfast broadband
connectivity



EPC Target: B



Georgian Grade II
listed frontage



DDA Compliant



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Each floor has been designed as a collaborative and social hub, with an interior that brings all the comforts of home to the workplace.

Head downstairs, and the basement will feature:

- Fitness studio
- Internal cycle storage
- Showering facilities
- Meeting room
- Business lounge with coffee point

To top off this impressive array of facilities, the fourth-floor occupier will benefit from:

- An exclusive and enclosed roof terrace perfect for entertaining clients, colleagues and friends
- The ability to use the fourth floor as a presentation area

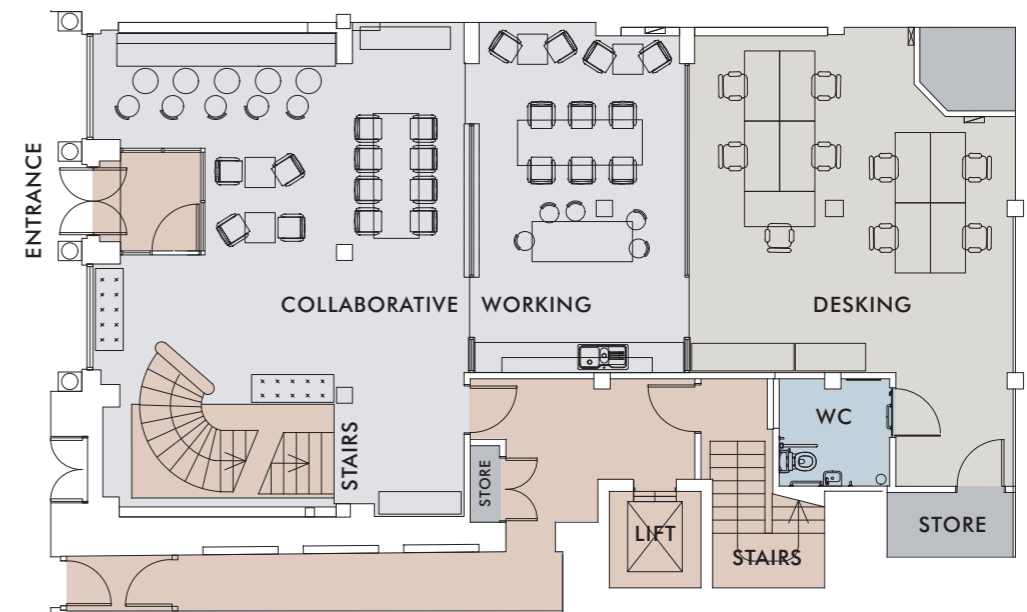
The **BASEMENT**



The **BASEMENT**

- BUSINESS LOUNGE & GYM/FITNESS STUDIO
- 4-6 FLEXIBLE WORKING SPACES
- 1 NO MEETING ROOM (12 SEATS)
- 14 BIKE STORE SPACES

1,113 SQ FT NIA



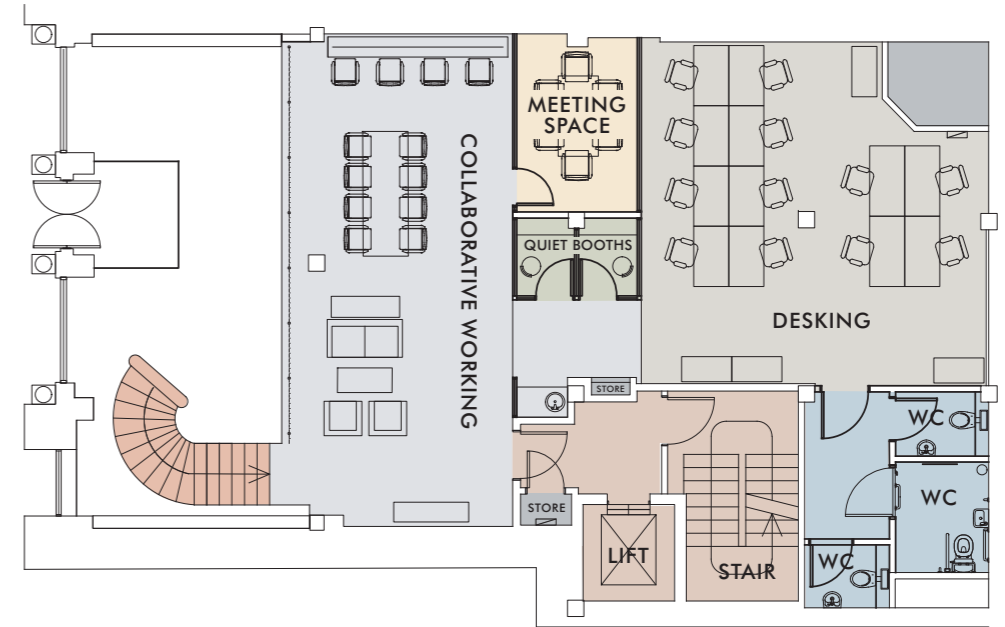
The **GROUND** Floor

- 9 DESKS
- 37 FLEXIBLE WORKING SPACES

1,541 SQ FT NIA



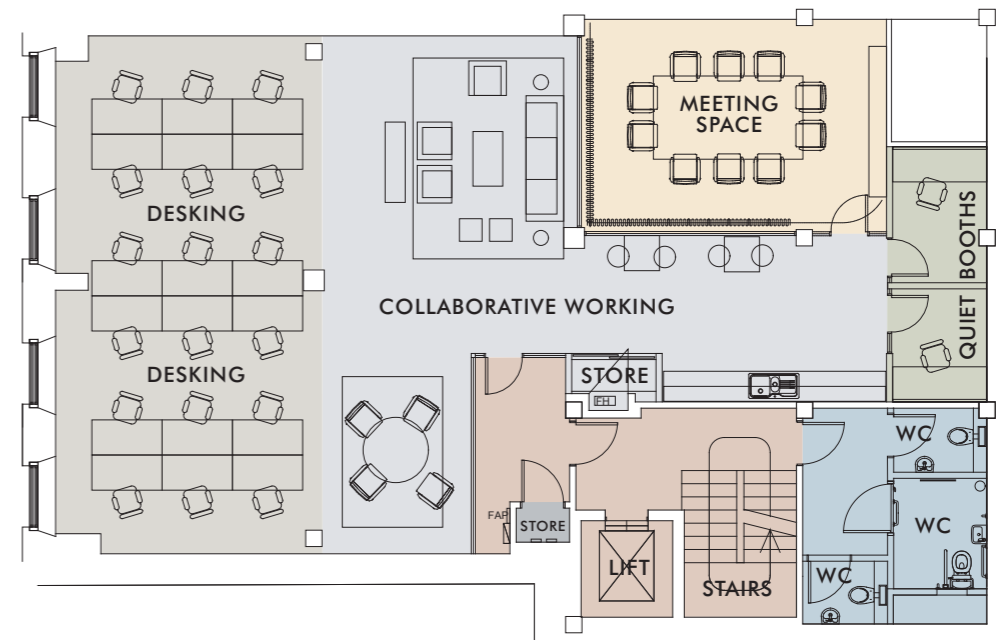
The **SECOND** Floor



The **FIRST** Floor

- 12 DESKS
- 16 FLEXIBLE WORKING SPACES
- 1 NO MEETING ROOM (6 SEATS)
- 2 QUIET BOOTHS

1,144 SQ FT NIA

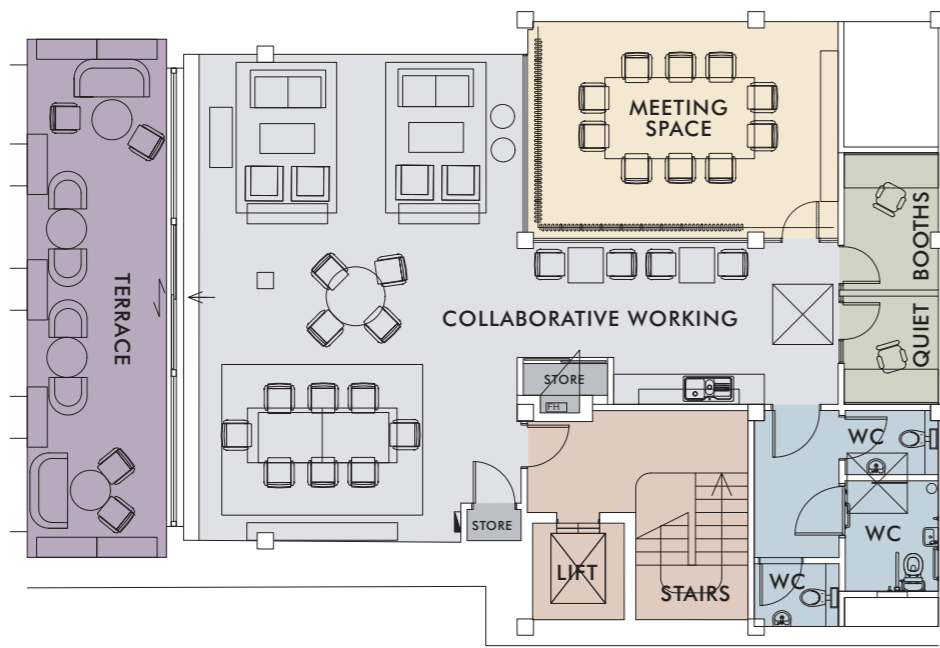


The **SECOND & THIRD** Floor

- 18 DESKS
- 14-16 FLEXIBLE WORKING SPACES
- 1 NO MEETING ROOM (10 SEATS)
- 2 QUIET BOOTHS

1,732 SQ FT NIA (Per Floor)





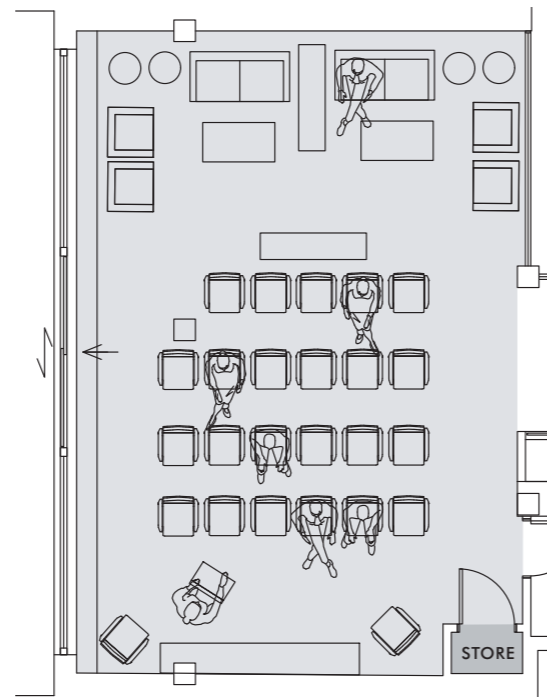
The **FOURTH** Floor

- 24 FLEXIBLE WORKING SPACES
- 1 NO MEETING ROOM (10 SEATS)
- 2 QUIET BOOTHS
- EXTERIOR LOUNGE (12 SEATS)
- 23 ADDITIONAL CONFERENCE SEATS

INTERNAL: 1,307 SQ FT NIA

TERRACE: 308 SQ FT NIA

Alternative Conference Layout



TERMS

On application.

ENERGY PERFORMANCE CERTIFICATE

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

RATEABLE VALUE

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.

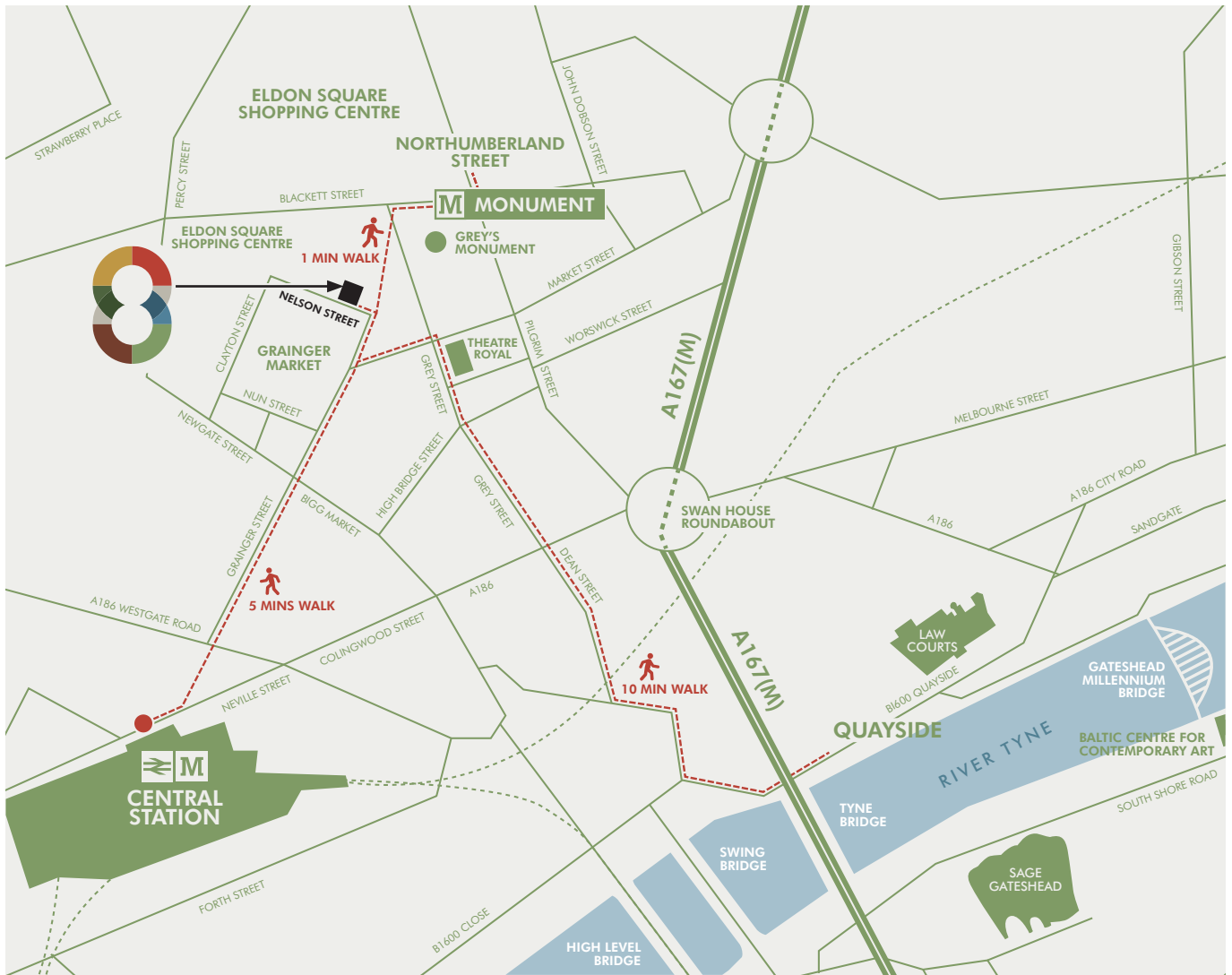
VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending 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 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 further information or to arrange a viewing contact:

LETTING AGENTS

A DEVELOPMENT BY



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