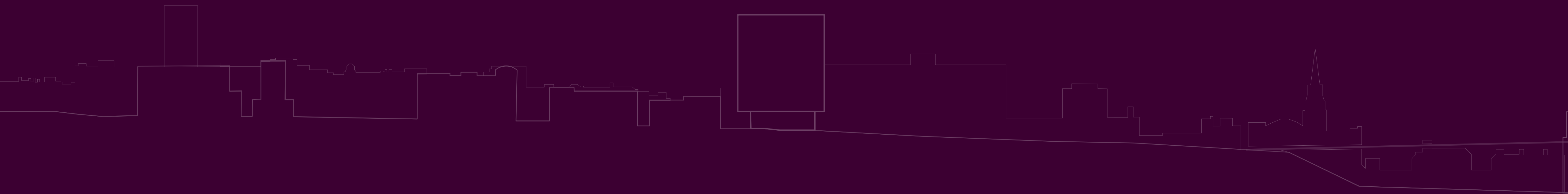


1 & 2 Pilgrim Place Newcastle

A New Grade A Office Development





ST JAMES' PARK

ROYAL VICTORIA INFIRMARY

UNIVERSITY OF NEWCASTLE

CIVIC CENTRE

NORTHUMBRIA UNIVERSITY

INTU ELDON SQUARE SHOPPING CENTRE

THEATRE ROYAL

4 MINUTE WALK

1 & 2 PILGRIM PLACE

A167(M)

4 MINUTE WALK

CENTRAL STATION

8 MINUTE WALK

5 MINUTE WALK

NEWCASTLE QUAYSIDE

Centrally Connected NE1 6QF



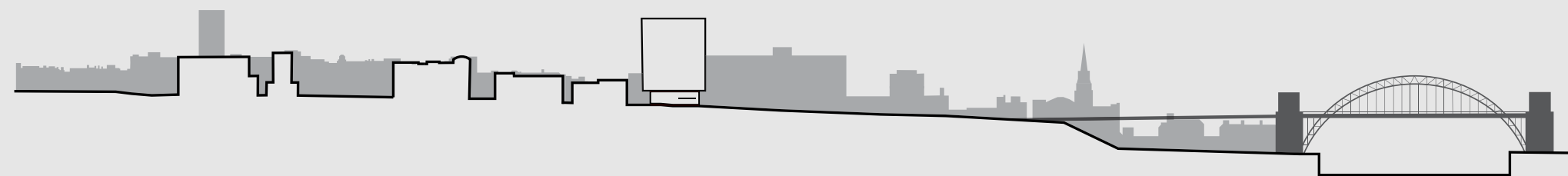
1 & 2 Pilgrim Place

1 and 2 Pilgrim Place are located in Newcastle City Centre, just north of the city's iconic Tyne Bridge. The development is a key gateway and arrival point from the south and offers a superb, high profile, central position between the city's main retail and leisure core and Newcastle Quayside.

The buildings provide occupiers with high quality, column free Grade A office accommodation that has been designed with the flexibility in mind and the ability to subdivide floors.

Each building and each office floor offers a high level of natural daylight with full height glazing and the buildings are accessed through spacious ground floor receptions.

The offices will be accessed through a communal square which will provide superb new public open space for amenity for all occupiers. The square will act as a real focal point for this new office address in Newcastle City Centre.



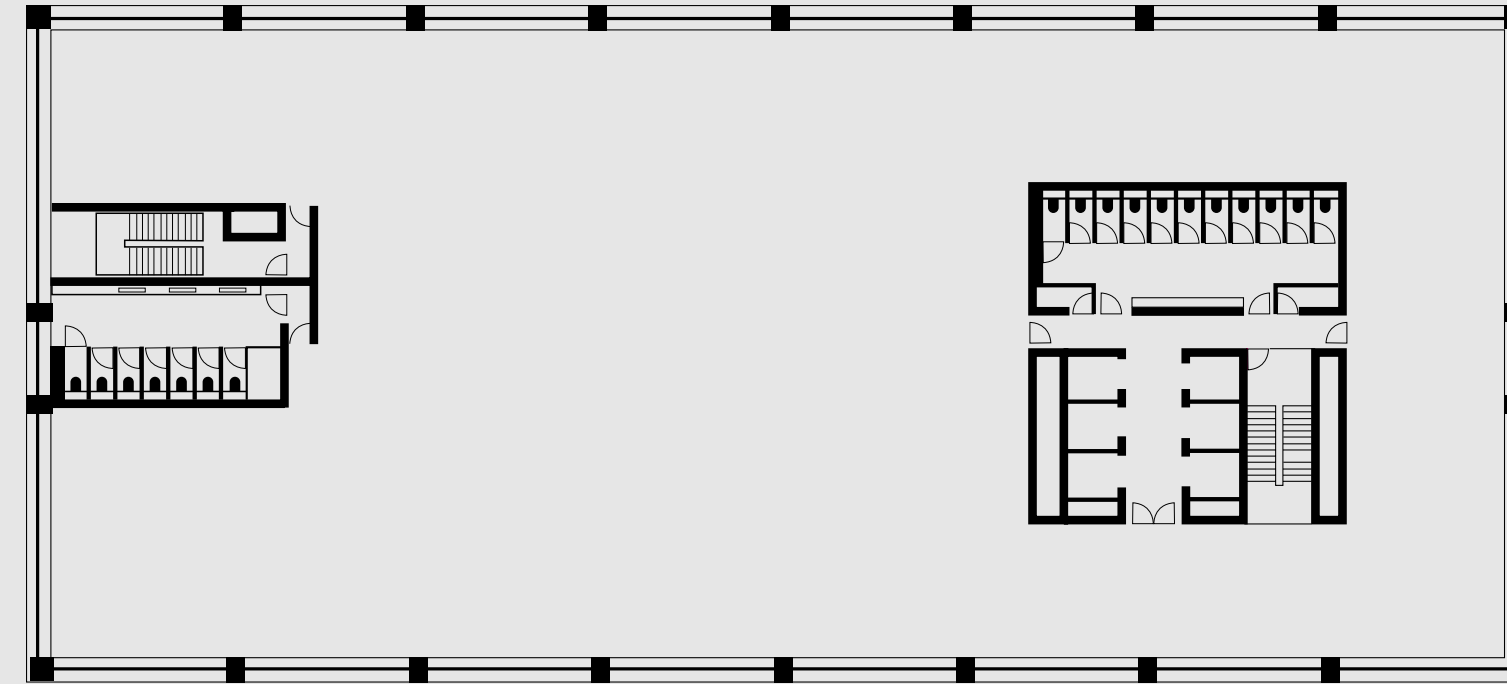
GATEWAY TO THE CITY



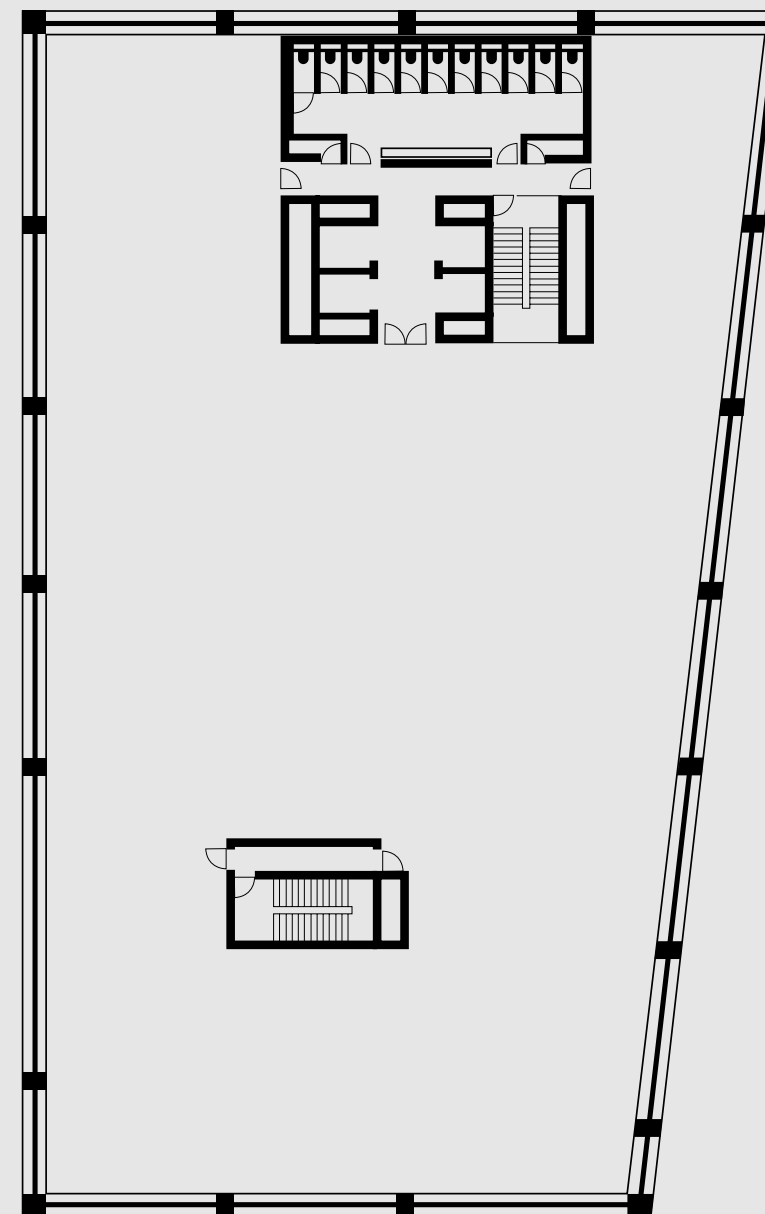


1 & 2 Pilgrim Place - Accommodation

1 Pilgrim Place
Typical Upper Floor Plan



2 Pilgrim Place
Typical Upper Floor Plan



1 Pilgrim Place

Description	Sq m	Sq.ft
Basement	799	8,600
Ground Floor	1,812	19,500
Level 01	1,589	17,100
Level 02	1,919	20,650
Level 03	1,919	20,650
Level 04	1,919	20,650
Level 05	1,919	20,650
Level 06	1,919	20,650
Level 07	1,650	17,750
Level 08	1,650	17,750
Total	17,096	183,950

2 Pilgrim Place

Description	Sq m	Sq.ft
Ground Floor	1,214	13,060
Level 01	1,589	17,100
Level 02	1,208	13,000
Level 03	1,208	13,000
Level 04	1,208	13,000
Level 05	690	7,425
Level 06	690	7,425
Total	7,808	84,010

- Spacious double height reception area
- Air conditioning
- LED lighting
- Occupation density of 1 person per 8 sqm
- Natural daylight to all office areas with full height glazing
- 2.75m clear floor to ceiling height
- Basement shower and secure bike storage facilities
- Anticipated BREEAM Excellent rating
- EPC - Anticipated B level
- Targeted Wiredscore Rating - Platinum
- Building designed in accordance with BCO guidelines
- Basement Car Parking under Bank House Square

Pilgrim Place Masterplan

1 & 2 Pilgrim Place are part of the wider Pilgrim Street development, incorporating three city blocks that transform the site into a truly mixed use destination in the heart of the City Centre.

Pilgrim's Quarter

60,000sqm retail led mixed use development including:

11,800sqm high end and retail space across 17 stores.

6,300sqm destination leisure at upper floors.

3,900sqm restaurants, bars and cafes with roof terraces overlooking the heart of the city.

360 degree views over the city.

200 bed hotel in the refurbished Grade II listed Carloli Street.

Public Realm

A north east LEP funded project enhance public realm, access and cycle connections to the Pilgrim Street area.

Bank Square will be one of the city's primary public spaces, offering a secure and pedestrianised plaza with outdoor seating, activity and green space.

Hotel

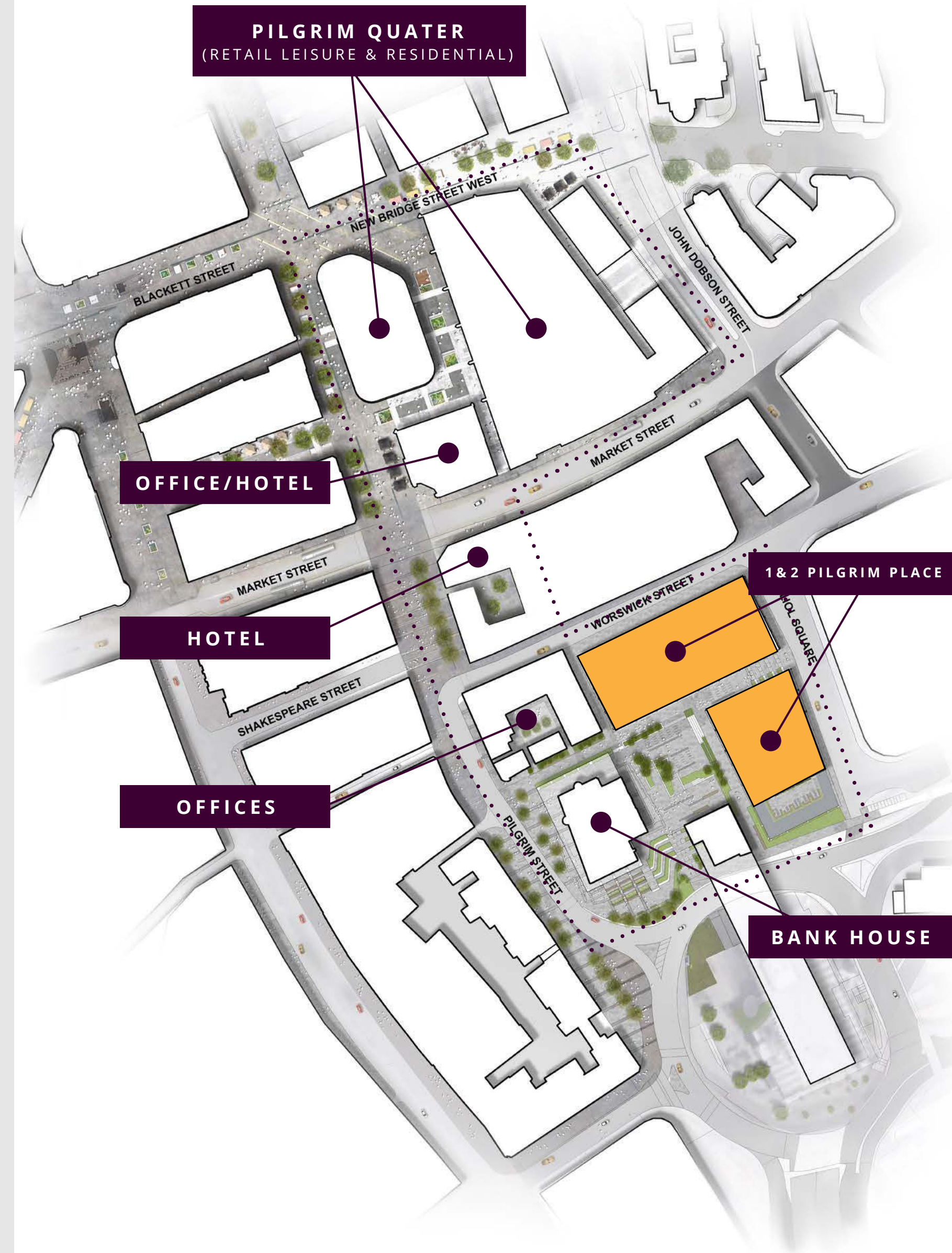
80 bed boutique hotel with ground floor cafe, bar and restaurant in the refurbished Grade II listed building.

Pilgrim Place

36,063sqm of a grade A office development including: **Bank House**, a 14 storey office building with unlimited view across the city and Tyne Gorge.

55 Degrees North

Existing residential building including 160 apartments with office space, bar and restaurants.







Newcastle

An integral part of the Northern Powerhouse, Newcastle prides itself on being the regional capital of North East England. Just two hours north of Leeds and Manchester and a similar distance south of Edinburgh, the city finds itself in the perfect strategic location for business.

Newcastle International Airport, just 20 minutes from the city centre, offers direct flights to over 85 world-wide destinations and the high-speed train line provides fast and regular travel to London in just 2 hours 45 minutes.

Its location, coupled with a population of over 1.7million people within a 30-minute drivetime, over 100,000 students in the city and surrounding areas and some of the highest staff retention rates in the UK make Newcastle an exciting proposition for ambitious businesses.

CONNECTIONS

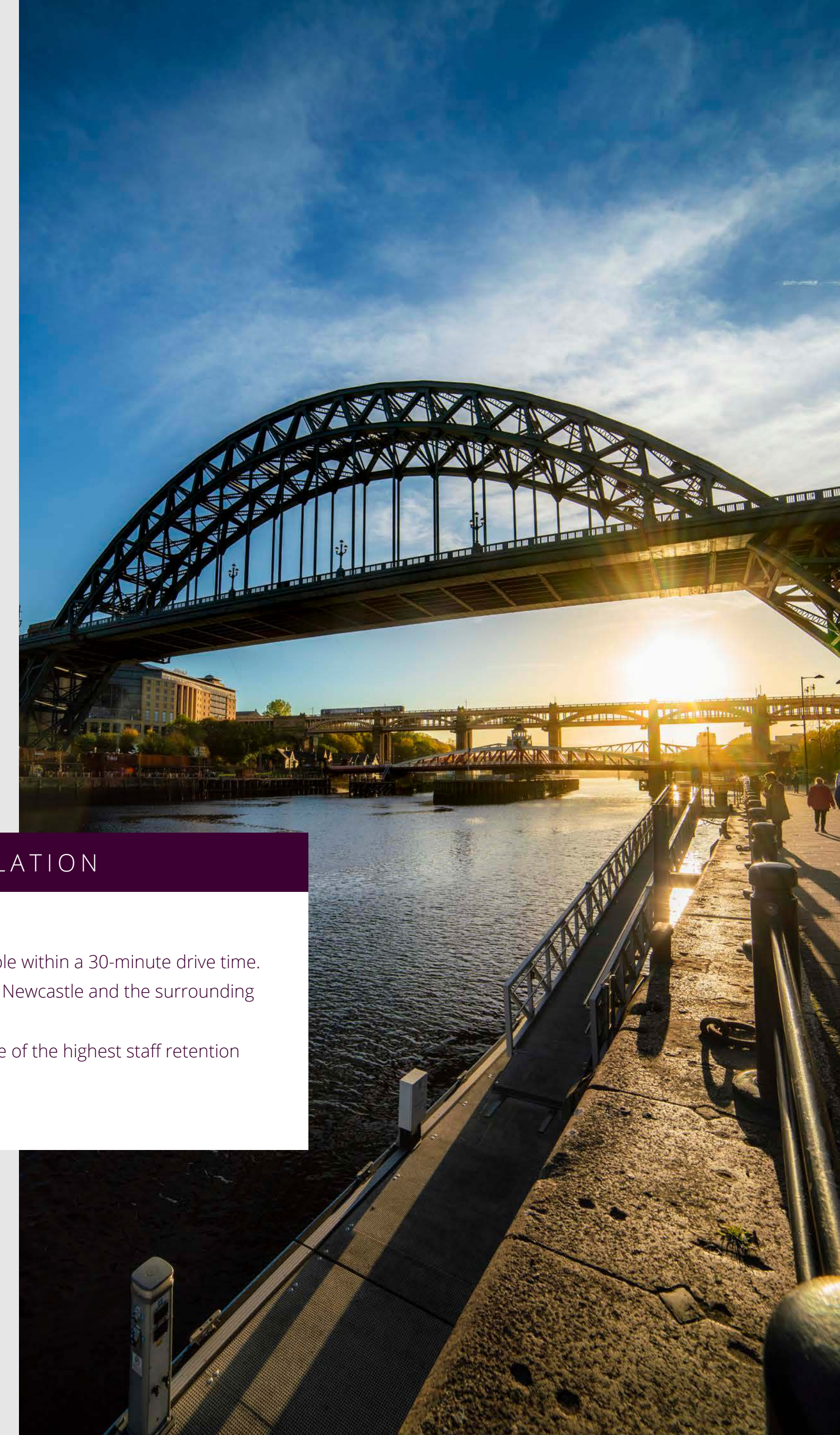
- Newcastle International Airport connects to over 85 destinations worldwide.
- Over 30 trains travel daily to London, reaching the capital in 2hr 45mins
- £12.5m investment in Newcastle's digital infrastructure giving one of the fastest broadband speeds in the UK, as well as free city centre wi-fi.

TALENT

- Almost 1.1m talented people within a 30-minute drive time.
- The North East has the highest percentage of STEM and Computer Science students in England
- Newcastle has one of the highest graduate retention rates at 55%

POPULATION

- Population of over 1.7m people within a 30-minute drive time.
- Over 100,000 students live in Newcastle and the surrounding region.
- Businesses benefit from some of the highest staff retention rates in the UK.



Business Newcastle

A recent study by Tech City UK found 86% of North East businesses said the region has strong business networks. Newcastle's close-knit business community sees global giants to fast growing SMEs collaborating, innovating and developing future solutions.

In addition, Newcastle is home to two outstanding universities, proactively working in the business community. With three more universities within a 60-minute drive time, together they produce 101,000 talented graduates each year. Areas of excellence include medical and life sciences, engineering, computing sciences, business management, law and art and design.

Newcastle's research facilities are of an internationally competitive standard, supported by the International Centre for Life and four centres for excellence in ageing, big data, energy and offshore engineering.

- Four national centres of excellence
- Two outstanding Universities
- 1.7 million people within 30 minutes

It's no surprise that Newcastle has an impressive track record in attracting overseas investment as well as establishing and supporting home-grown businesses. From software giants to high street banks and world leaders in research, global brands have chosen to make North East England their UK home.



Living in Newcastle

Living and working in Newcastle offers the best of both worlds - a buzzing city centre with a tranquil coast and breath-taking countryside all on your doorstep.

Newcastle has undergone a cultural regeneration over the past 20 years, creating the stunning cityscape you see today and seeing an influx of theatres, music venues, museums and galleries, underpinned by a year-round programme of festivals and events. Europe's largest shopping and leisure complex, intu Metrocentre, is just a stone's throw from the city centre and Newcastle sporting culture won't go unnoticed.



Voted happiest place in UK by the European Commission



Residential house prices 47% lower than UK average



Contact Us

**AVISON
YOUNG**

Tony Wordsworth

D +44 (0) 191 269 0508

M +44 (0) 7785 916 936

Tony.wordsworth@avisonyoung.com



Patrick Matheson

D +44 (0) 191 594 5015

M +44 (0) 7796 192 356

Patrick.matheson@knightfrank.com



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