



HAYMARKET

THIRD FLOOR 'GRADE A' OFFICE SPACE AT NEWCASTLE'S CITY CENTRE

TO LET



BUSINESS REVOLVES AROUND THE HUB

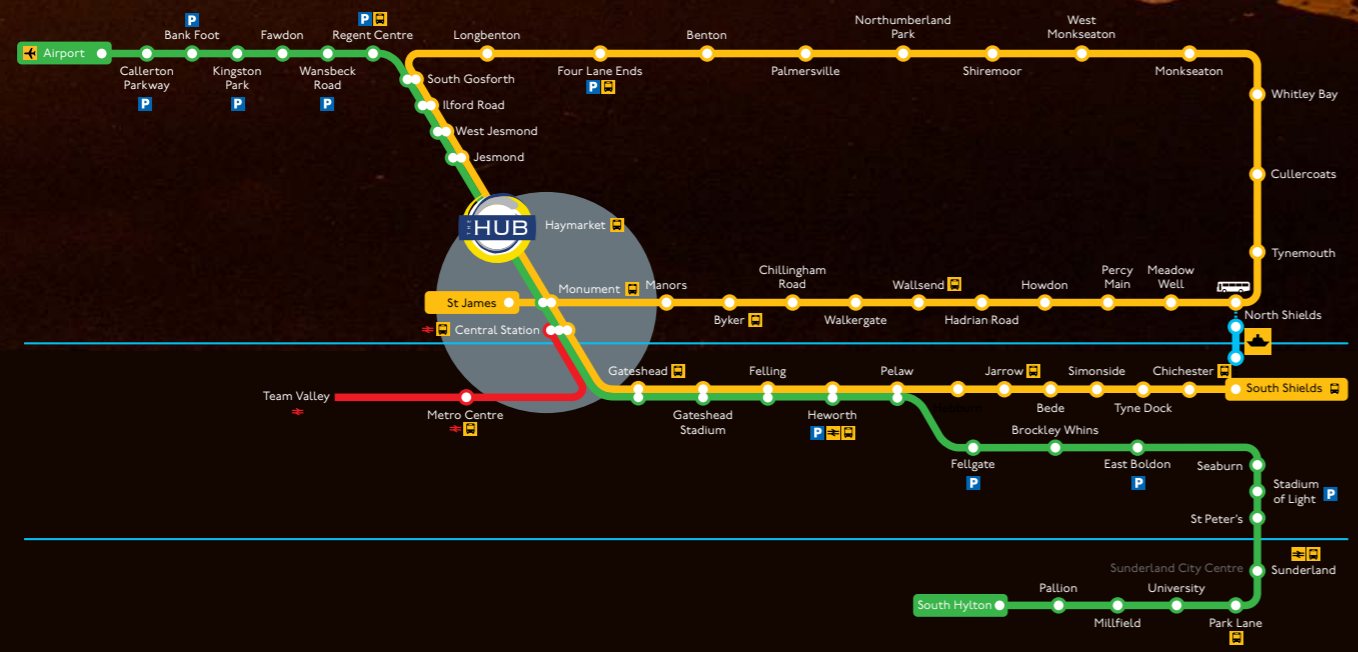
17,222 sq ft (1,600 sq m)
of unique office space
available TO LET

The Hub is an exciting office development totalling 41,344 sq ft (3,841 sq m) situated over the redeveloped Haymarket Metro Station at the heart of Newcastle City centre's retail quarter, Northumberland Street, and Eldon Square.

This stunning scheme is a new focal point of the City providing retail units at ground floor and four floors of grade A offices accessed from a prestigious self contained entrance lobby.



Tyne & Wear Metro



LOCATION



Newcastle is the regional capital of the North East of England. The City has excellent communication links being situated on the A1(M) London to Edinburgh trunk road, serving a wide catchment of 3 million people.

This thriving bustling City includes many national and international businesses with many employees reliant on the extensive Metro service for getting to work, shopping and the superb leisure and recreational facilities the City has to offer.



ACCOMMODATION

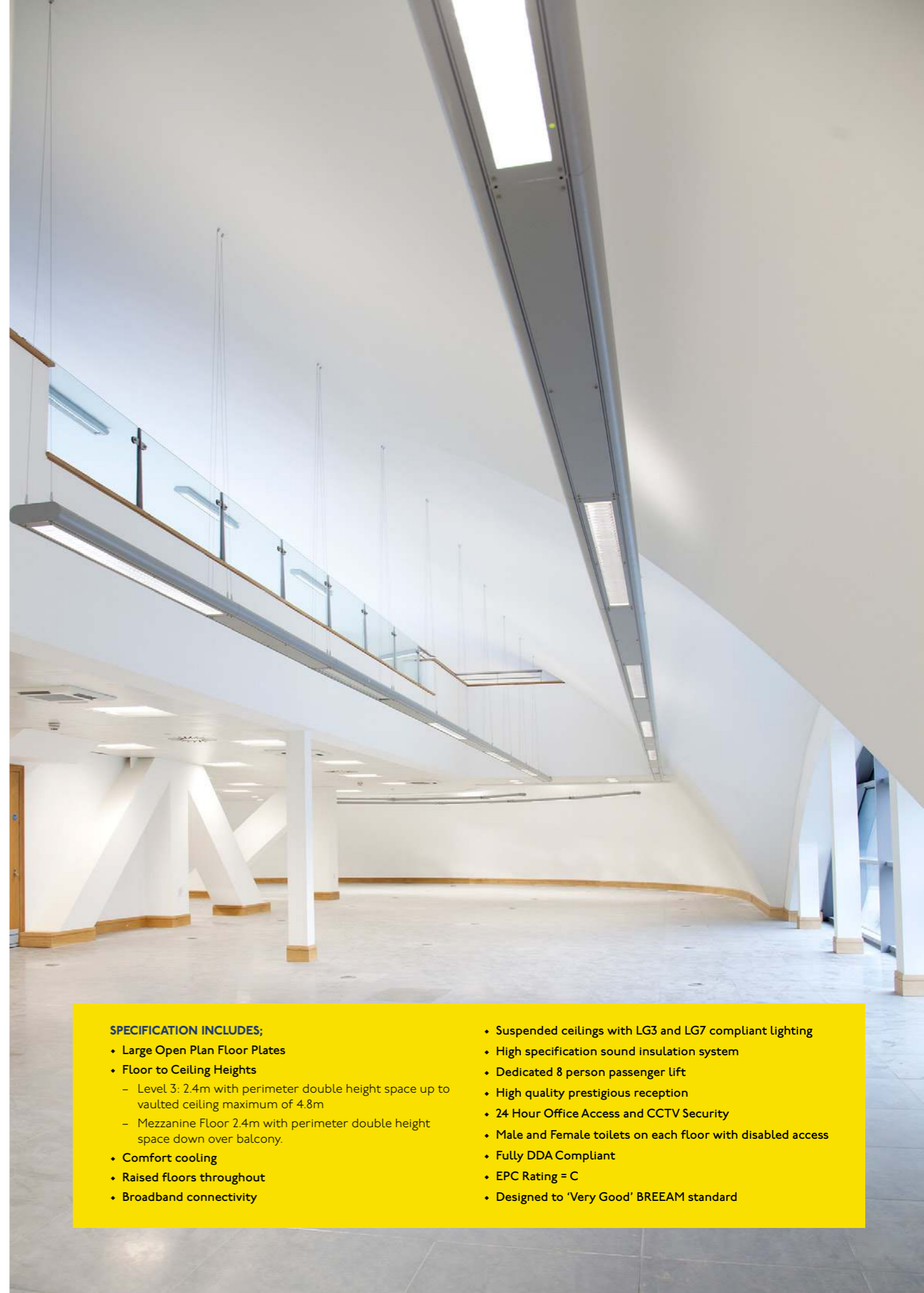


Superb Office Accommodation at the Heart of the City

The Hub provides superb Grade A office accommodation over four floors totalling 41,344 sq ft (3,841 sq m) with accommodation available from 6,017 sq ft (559 sq m). Access is provided through a high quality spacious lobby.



Consideration will be given to letting each floor in its entirety or letting floors in part as indicated. The mezzanine floor must be taken with either the whole or part of the third floor.

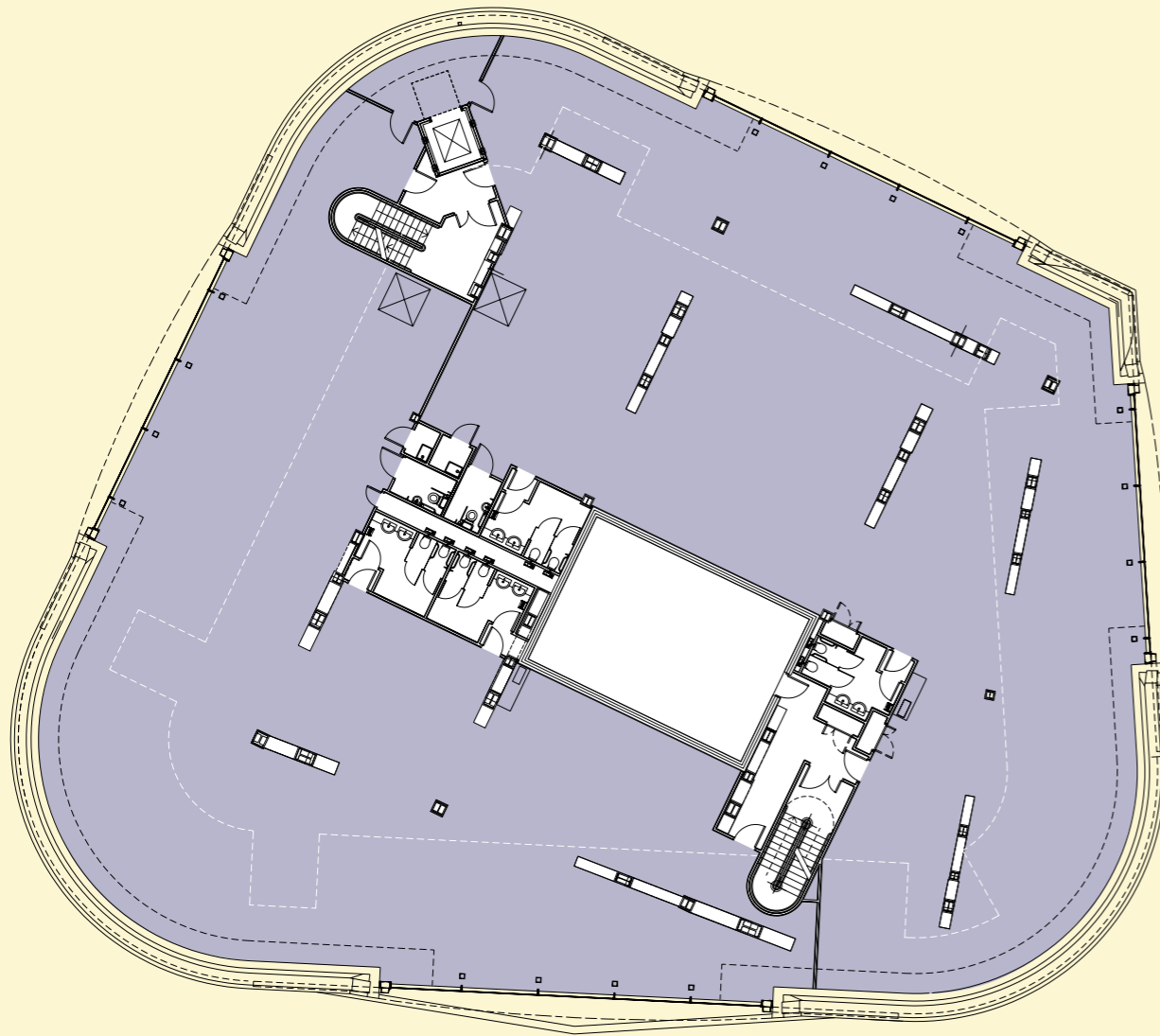


SPECIFICATION INCLUDES;

- Large Open Plan Floor Plates
- Floor to Ceiling Heights
 - Level 3: 2.4m with perimeter double height space up to vaulted ceiling maximum of 4.8m
 - Mezzanine Floor 2.4m with perimeter double height space down over balcony.
- Comfort cooling
- Raised floors throughout
- Broadband connectivity
- Suspended ceilings with LG3 and LG7 compliant lighting
- High specification sound insulation system
- Dedicated 8 person passenger lift
- High quality prestigious reception
- 24 Hour Office Access and CCTV Security
- Male and Female toilets on each floor with disabled access
- Fully DDA Compliant
- EPC Rating = C
- Designed to 'Very Good' BREEM standard



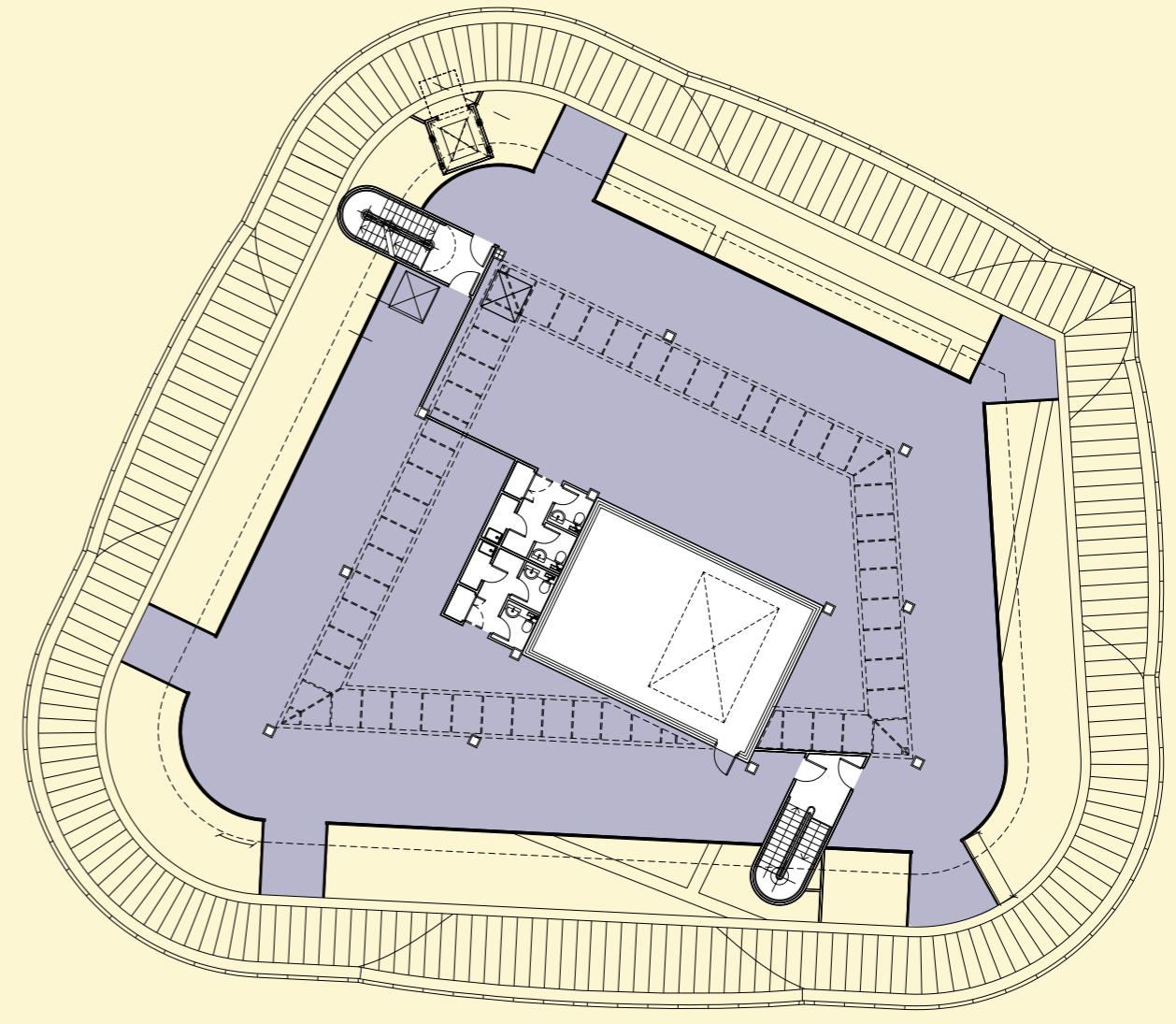
LEVEL 3



LEVEL 3	sq ft	sq m
Level 3 North	5,931	551
Level 3 South	5,274	490
	11,205	1,041



MEZZANINE



MEZZANINE	sq ft	sq m
Level 4 North	3,423	318
Level 4 South	2,594	241
	6,017	559

Total Office Accommodation Available **17,222 sq ft (1,600 sq m)**



"This is a hugely significant step in realising our ambition to make Newcastle a world class centre for the gaming industry"...



CASE STUDY

Ubisoft invests in new Consumer Relationship Centre in Newcastle

The new Consumer Relationship Centre (CRC) is fittingly a 'hub' for Ubisoft's interactions with players in Europe, Middle East and Asia (EMEA) territories, integrating consumer support teams and community managers.

The CRC currently employs 75 team members at the Hub, Haymarket, with plans to expand the centre to more than 100 by the end of 2015. Consumer Support and Community Management teams at the CRC are operational seven days a week to respond to consumer queries and engage with communities via phone, e-mail, forums and other channels in 11 languages.

The CRC also represents Ubisoft's continued investment in supporting the video game industry in the UK. Ubisoft is ranked 3rd independent video game publisher in the UK video game market. Newcastle, UK, also is home to Ubisoft's Reflections studio, and Ubisoft employs almost 400 people in the UK between its business team in Guildford, the Reflections and Future Games of London studios, and now the CRC.

The choice of location is also recognition of Newcastle's ability to attract, train and retain talent from the video game and technology industries.

NewcastleGateshead Initiative, who delivers inward investment activity on behalf of Newcastle City Council, supported Ubisoft before and during the CRC creation with

strategic and practical help, including, helping to form the Newcastle bid, staff relocation and coordination with the Regional Growth Fund through the Let's Grow Program.

"This is a hugely significant step in realizing our ambition to make Newcastle a world class centre for the gaming industry. We are delighted that Ubisoft have recognized the advantages of investing in our city, helping reaffirm Newcastle's position as one of the fastest growing tech centers outside London. This is a great city to do business and I know Ubisoft will make a big contribution to our economic growth by creating the jobs of the future" said Cllr Nick Forbes, Leader of Newcastle City Council. "I was very pleased to meet senior representatives from Ubisoft to make the case for Newcastle whilst they were considering where to locate. We fought off stiff competition from other cities across the UK and overseas to secure this significant investment for Newcastle, including a package of support provided by our dedicated inward investment team at NewcastleGateshead Initiative."

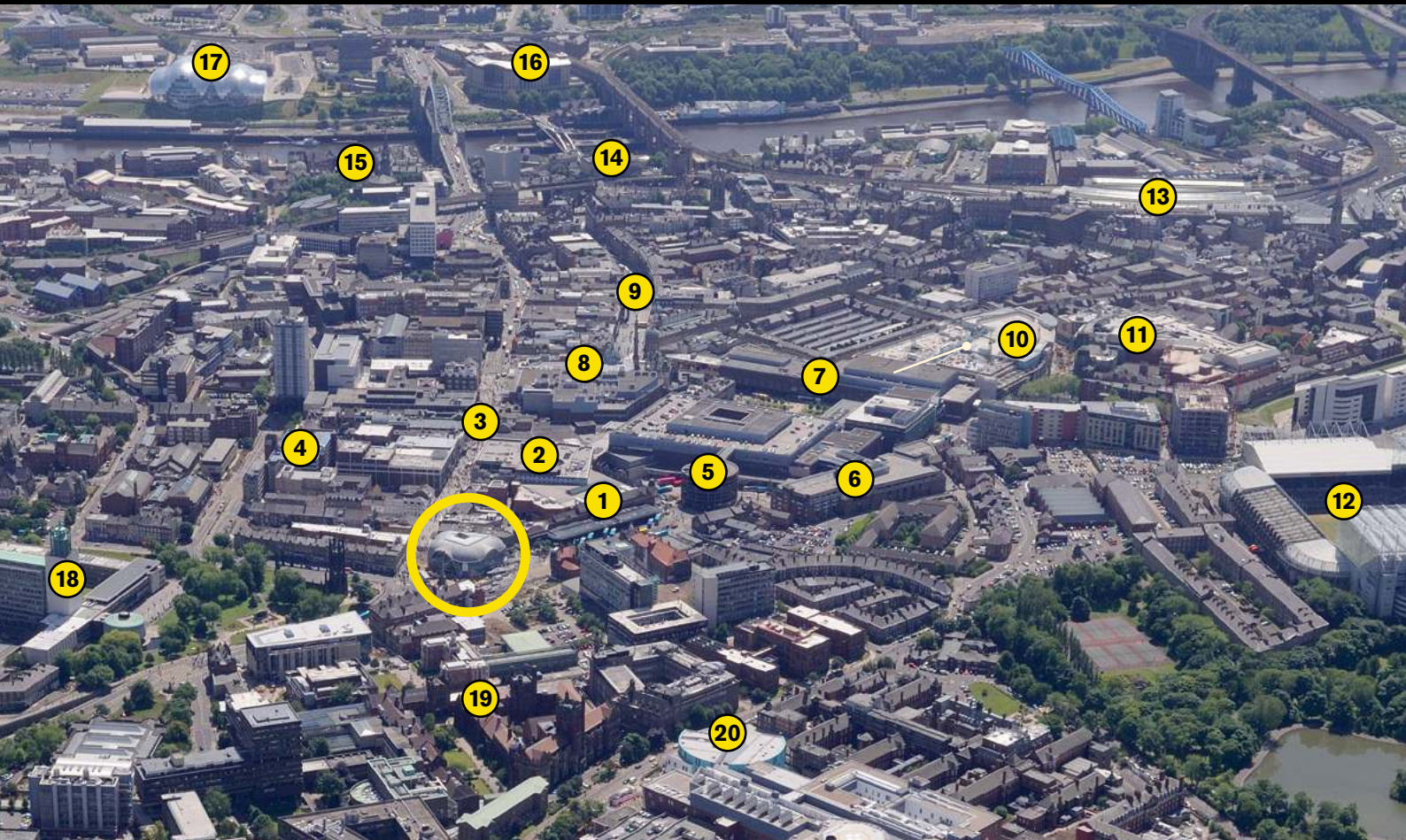


UBISOFT®





HAYMARKET



- | | |
|---------------------------------|---------------------------------|
| 1. Haymarket Interchange | 11. The Gate |
| 2. M&S | 12. StJames |
| 3. Northumberland Street | 13. Newcastle Central Station |
| 4. NCP car park | 14. Vermont Hotel |
| 5. NCP car park | 15. Quayside |
| 6. Eldon Gardens | 16. The Hitlon |
| 7. Eldon Square Shopping Centre | 17. The Sage Gateshead |
| 8. Monument Interchange | 18. Civic Centre |
| 9. Grey Street | 19. Newcastle University Campus |
| 10. Debanhams | 20. Royal Victoria Infirmary |

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- October 2015.



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