

# Regus - Rotterdam House, Newcastle



# Facilities Information

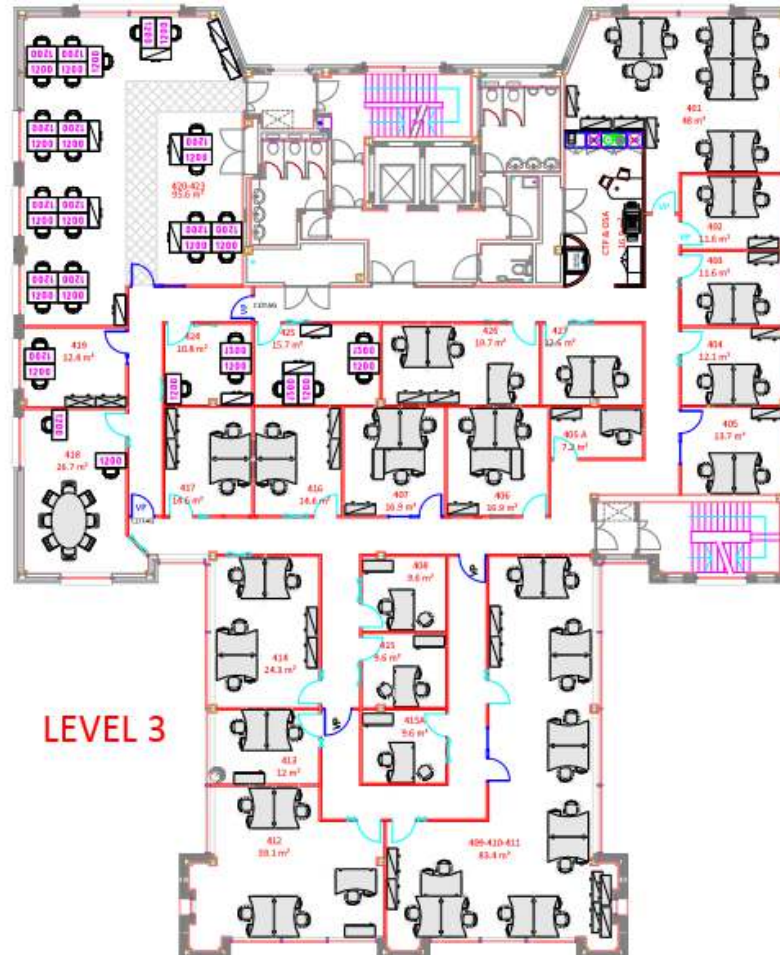
- Prime Grade A city centre office occupying a prominent waterfront position on Newcastle's Quayside, one of the city's core office locations.
- Striking design combining brick, natural stone and glass
- Impressively spacious reception area with excellent curb appeal
- All floors enjoy inspiring views
- Fully accessible raised floors which are carpeted
- Building Energy Management System to efficiently control all building services
- Energy efficient climate control for individual offices.
- Latest energy saving LED recessed office lighting







# Floorplan – Third Floor

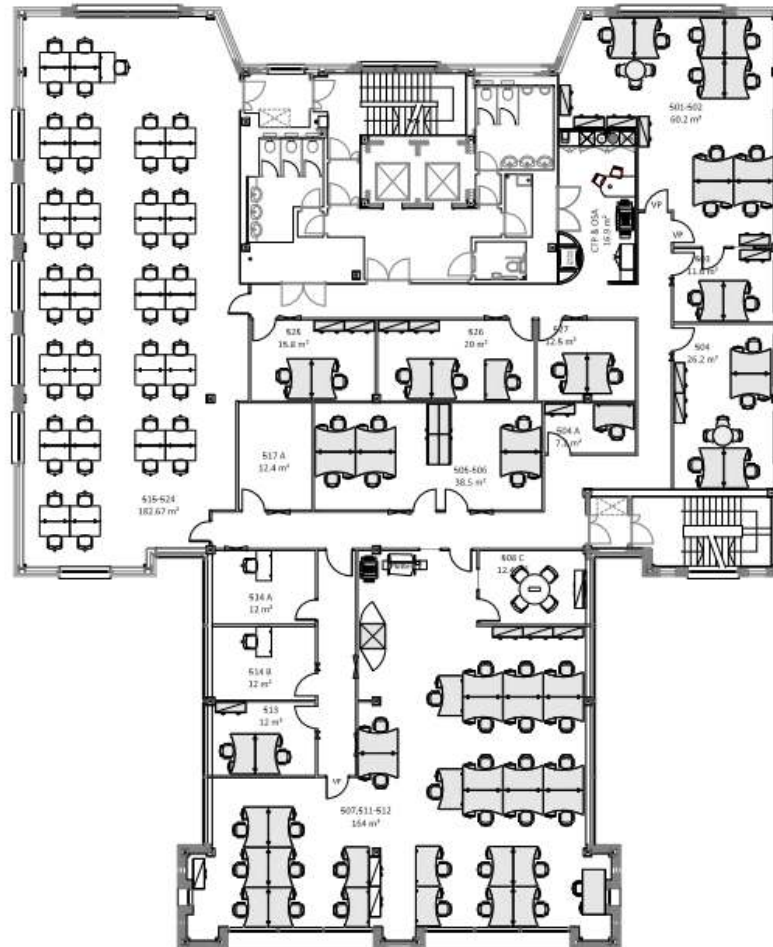


LEVEL 3



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# Floorplan – Fourth Floor



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# Transport Links

- **Road**

The city is well connected to the wider road network, with the A1 approximately 2 miles South West and the A19, 7 miles to the East. The Quayside itself is serviced by the A186 City Road, which connects this area to the rest of the city centre and the A167 (M) Central Motorway. This provides rapid transport links to the A1(M) and the rest of the North East region.

- **Rail**

Newcastle Central Station is a major transport hub and key stop on the East Coast railway line. Newcastle Central is also the main interchange with the Tyne & Wear Metro, the rail network which runs throughout Tyneside.

- **Air**

Newcastle International Airport is situated 7 miles to the North West of the city centre. Newcastle International Airport is one of the leading regional airports and benefits from regular flights to London with a flight time of less than one hour.

# Situation

Rotterdam House occupies a prominent waterfront location on Newcastle's Quayside. The area was developed from the 1990's as office occupiers sought larger, more modern floor plates outside the traditional office core of Grey Street and Pilgrim Street. The Quayside now offers an attractive, landscaped working environment, better car parking provision than the traditional CBD and a good range of leisure facilities including hotels, restaurants and bars. The property occupies a very prominent position with broad views of Newcastle's iconic bridgescape and the Baltic Centre for Contemporary Art and the Sage Music Venue. Surrounding leisure occupiers include The Malmaison Hotel, Pitcher & Piano, Gusto, Starbucks and Las Iguanas. Office occupiers located on the Quayside include Knight Frank LLP, Womble Bond Dickinson LLP, KPMG LLP, Regus, The Northumberland Estates and NEP&I.



- |                     |                                      |                           |                                                    |                                             |
|---------------------|--------------------------------------|---------------------------|----------------------------------------------------|---------------------------------------------|
| 1 Quayside          | 7 Baltic Centre for Contemporary Art | 13 Tyne Bridge            | 19 Eldon Square                                    | 25 Central Station                          |
| 2 Barclays          | 8 Baltic Place                       | 14 Grey Street            | 20 Hilton Hotel                                    | 26 Citygate                                 |
| 3 Mal Maison        | 9 Law Courts                         | 15 Northumbria University | 21 Copthorne Hotel                                 | 27 Wellbar Central                          |
| 4 Pitcher & Piano   | 10 The Sage Music Centre             | 16 Newcastle Civic Centre | 22 Central Square                                  | 28 St James' Park                           |
| 5 NEP&I             | 11 Trinity Gardens                   | 17 Northumberland Street  | 23 Central Square South                            | 29 Newcastle Science<br>Central Development |
| 6 Millennium Bridge | 12 Central Motorway                  | 18 Newcastle University   | 24 Stephenson Quarter<br>- The Rocket/Crowne Plaza |                                             |



# What's included in the price?

You pay **one simple price**, and get all of this.

<b>Services</b> INCLUDED Mail handling Access to administrative support Access to printer, scanner and photocopier	<b>Facilities</b> INCLUDED Receptionist Kitchen Business lounge Break-out areas All utilities Cleaning Security	<b>Technology</b> INCLUDED Business grade internet WiFi Phone handset and lines 50 million WiFi hotspots	<b>Benefits</b> INCLUDED Discount programme Regus community events and activities Regus app
<b>Workspace</b> INCLUDED Office furniture Business address Access to meeting rooms Use of community meeting rooms	<b>Choices</b> INCLUDED Choice of workstyle Workspace layout options Choice of furniture	<b>Lounges</b> INCLUDED Global lounge access (over 2000) Airport lounge membership (800 worldwide)	<b>Flexibility</b> INCLUDED Free re-location Money-back guarantee

The only exclusions are consumables such as phone calls and photocopies, coffee, use of meeting rooms, and advanced technology.



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## OUR CLIENTS



*"The great benefit of being with Regus is it's so easy to expand. Every day they evolve their service as they learn more about how we do things differently in Google."*

Google



## A portfolio of brands to suit every need, work style and budget



*Global infrastructure built for businesses, providing places to work for everyone, worldwide*



*All the great benefits of Regus, in an iconic building that is the ultimate in exclusivity.*



*Creative spaces with a unique entrepreneurial spirit.*



*Professional, cost effective and convenient workspaces*



*The home for a rewarding business lifestyle.*



*Unique type of business centre offering a wide range of offices, workshops, trade counters and studios.*