

THE LUMEN

A new standard for office space
in Newcastle upon Tyne



Offices now available.
2,723 sq ft to 7,200 sq ft with
an unrivalled specification and
stunning panoramic views.

Discover opportunities. Generate new ideas. Exceed all
expectations. The Lumen provides cutting-edge office
space in the thriving community of Newcastle Helix.

Cutting-edge office space

THE
LUMEN

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Exciting ideas spark from great connections. That's why The Lumen champions a thriving, collaborative environment at all turns – from our space offering to the broader Newcastle Helix neighbourhood. We believe in a space where people meet, chat, share ideas and challenge each other.

Expect more at The Lumen

**VIEW
LUMEN
VIDEO**





Introducing Newcastle Helix.
The drive for better living
informs every aspect here –
from devising tech for new
generations to unwinding with
friends over a cup of coffee.

Bringing together start-ups, established
businesses and game-changing pioneers,
Newcastle Helix empowers businesses
focussing on development, research and
collaboration. It plays host to the National
Innovation Centres for Data and Ageing,
allowing us to champion the country's boldest
thinkers in our bid to help everyone live easier,
healthier, longer and smarter lives. This is a
space built for today and driven by the future.

Newcastle
helix



3
National
Innovation
Centres

24
acre hybrid city quarter
in Newcastle centre

£350m
flagship project

450
homes for professionals
and families

20,290
digital jobs, £1 billion GVA,
22% high-growth firms

no.1
fastest-growing
tech region in the UK
(Excluding London)



The Core



The Catalyst



The Biosphere



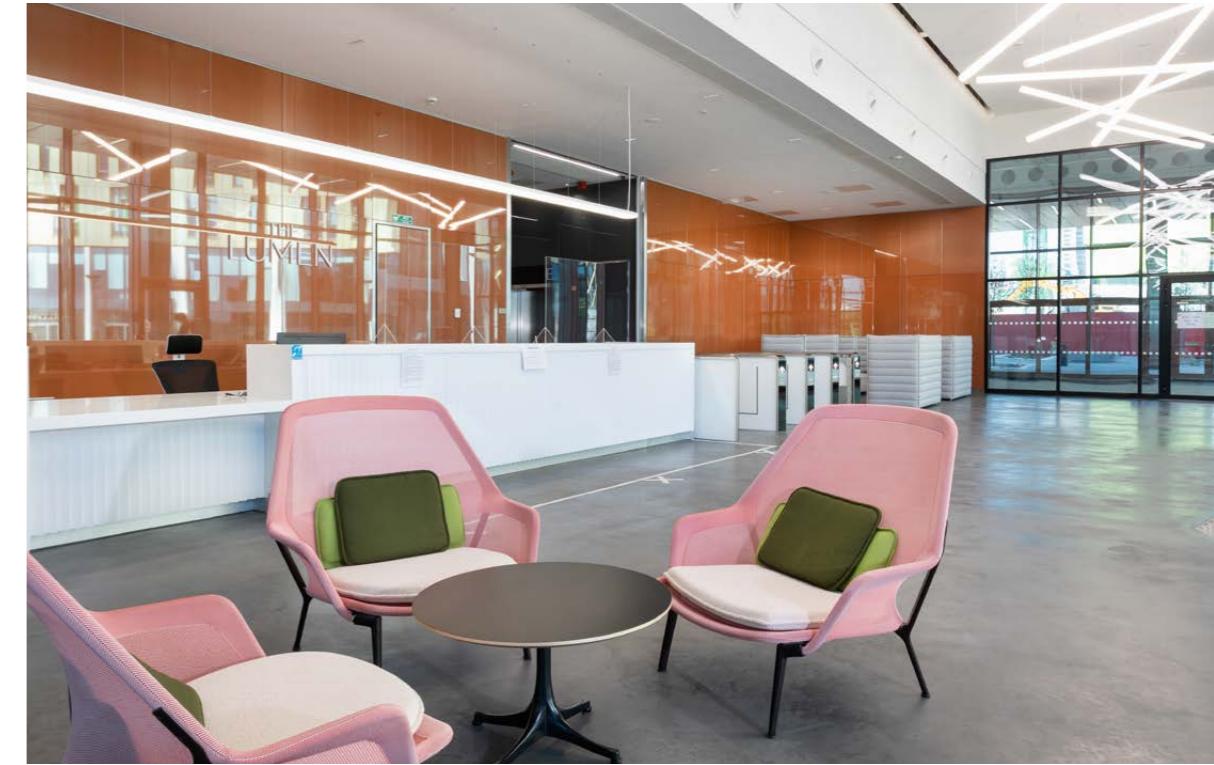
The Urban Sciences Building



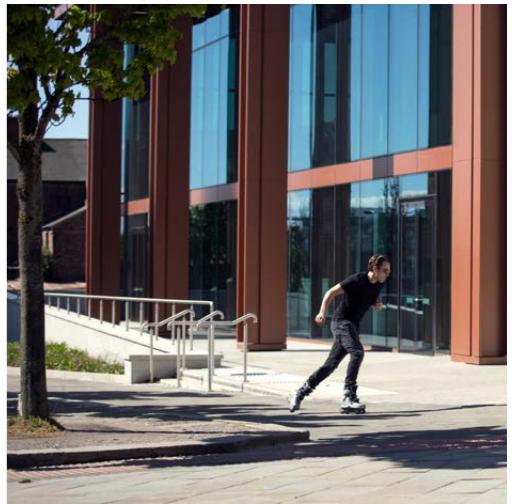
Frederick Douglass Centre



Illuminating a new way of working



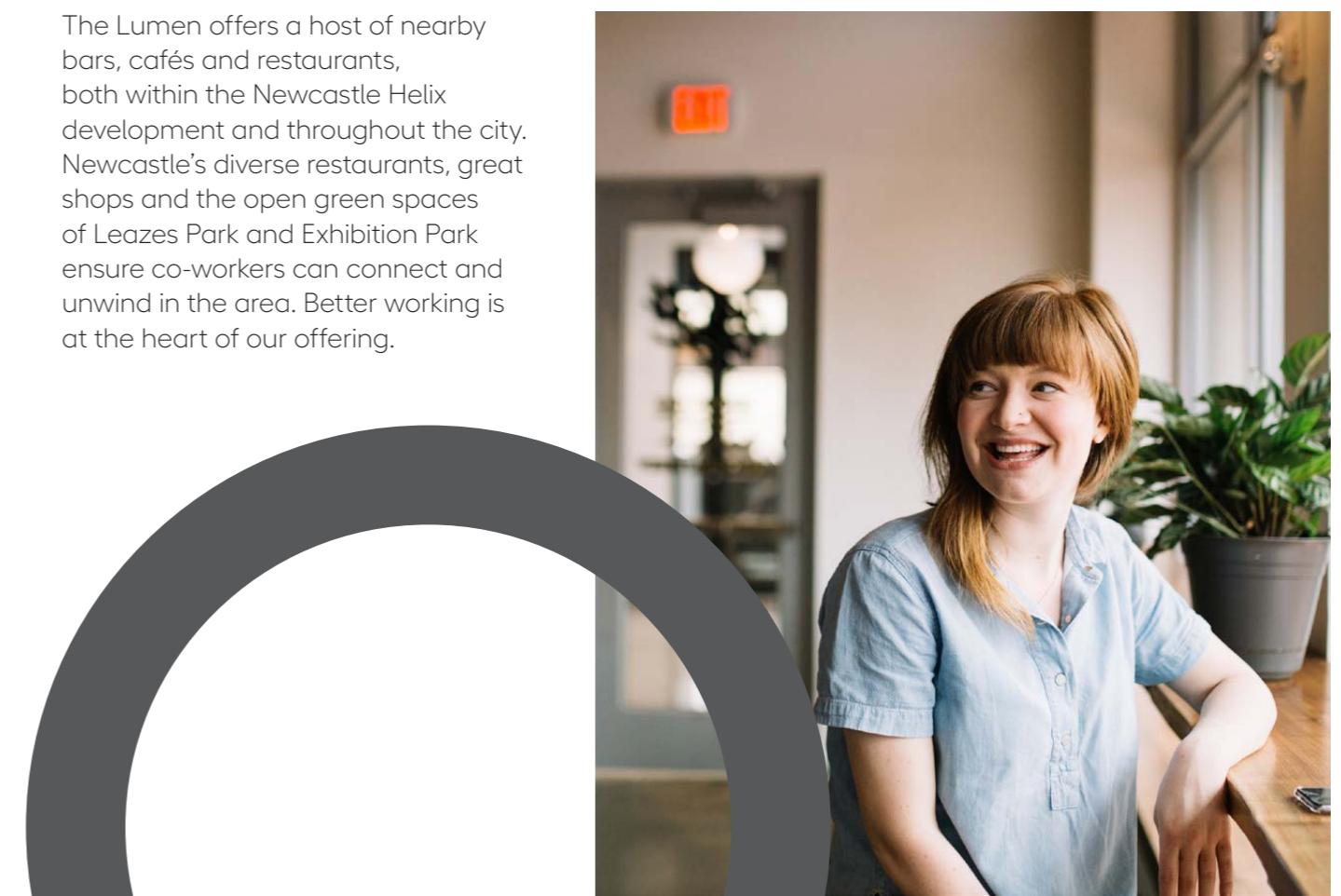
We're not meeting expectations.
We're exceeding them. To open up
how space is used. How businesses
innovate. How people collaborate.
The Lumen is 106,000 sq ft of brand-
new Grade A offices, right in the heart
of the city. Offering sophistication,
with accessibility. Cutting-edge
amenities, with ease of use. A space
for an occupier to make their own.
Side by side with a wide range
of innovative new businesses.
All with unparalleled support.





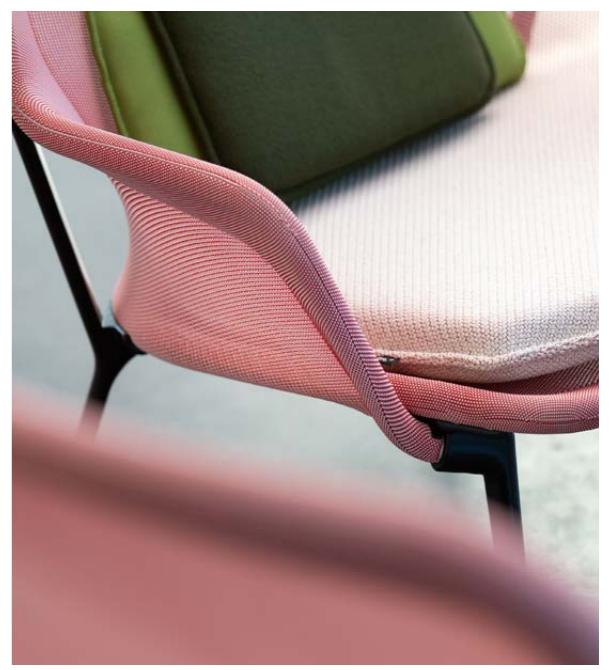
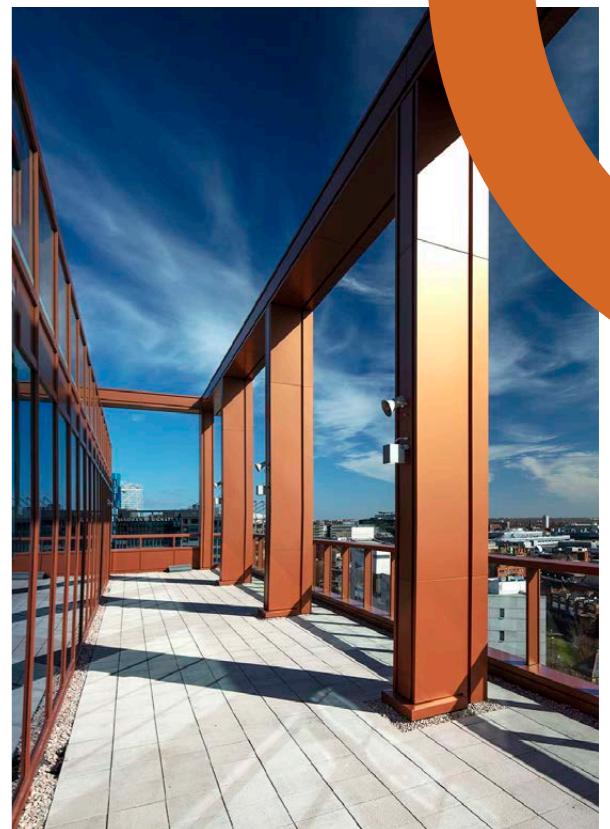
Grab a drink after work. Take clients for lunch. Catch up with co-workers over coffee.

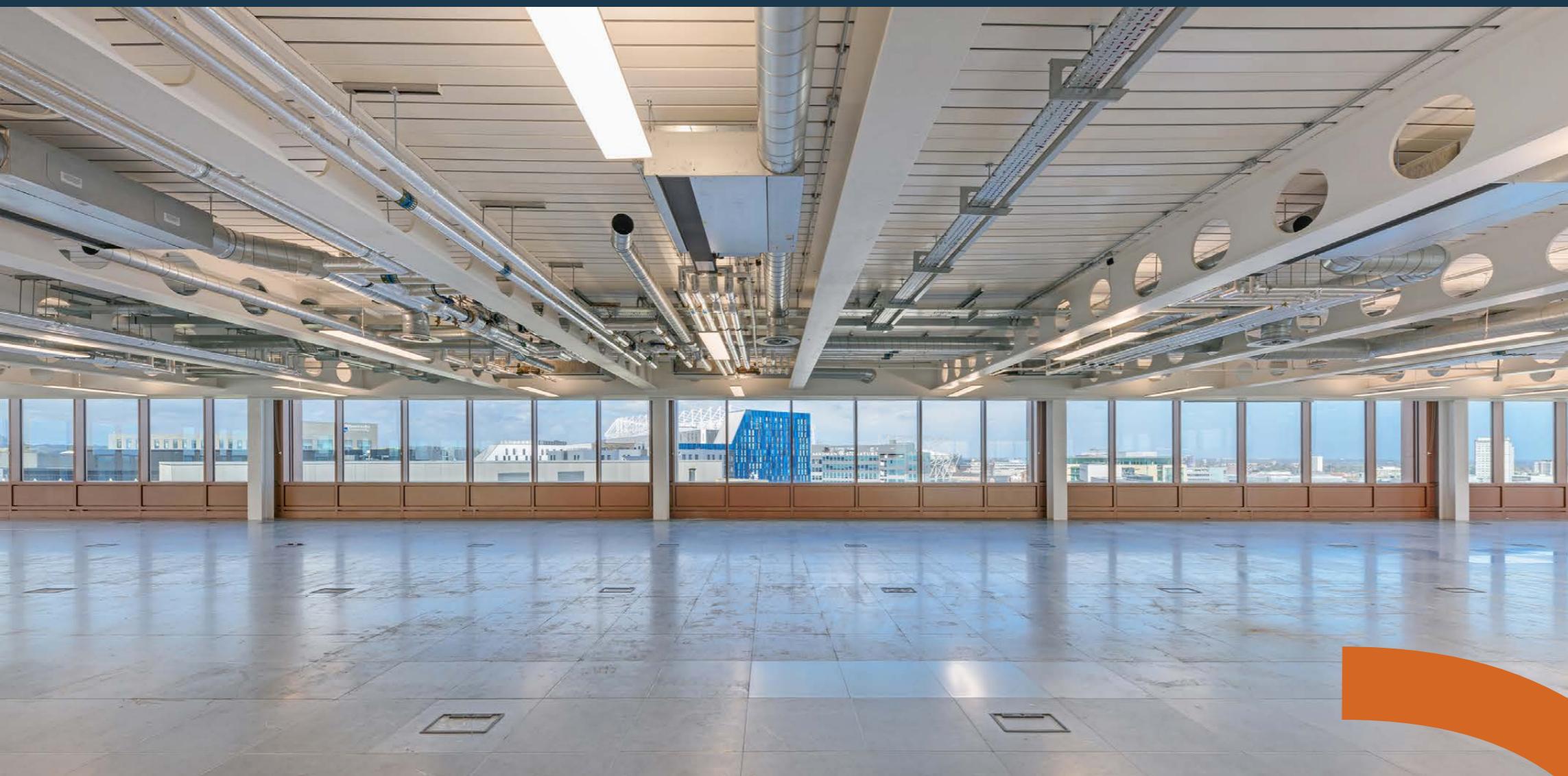
The Lumen offers a host of nearby bars, cafés and restaurants, both within the Newcastle Helix development and throughout the city. Newcastle's diverse restaurants, great shops and the open green spaces of Leazes Park and Exhibition Park ensure co-workers can connect and unwind in the area. Better working is at the heart of our offering.



Specification

- Large communal reception area of 2,400 sq ft
- Excellent natural light on large open floorplates
- Central core providing flexible floorplate
- Depth of 15m window to core
- Designed to an occupational density of 1:8 sq m
- Raised floors with 150mm void
- Finished floor-to-ceiling height of 2.8m
- 4 pipe fan coil air conditioning
- LED lighting providing 350 lux at desk level
- Exposed services
- Floor loading 3.0+1 kN/m²
- Shower facilities – 1 per 68 persons
- Secure cycle storage – 100 spaces
- On-site multi-storey car parking at 1:1,000 sq ft providing 107 spaces for the building
- BREEAM Excellent
- EPC Rating: A25
- WiredScore rating: Gold





Facilities within The Lumen are designed to champion Newcastle Helix's belief in better living.

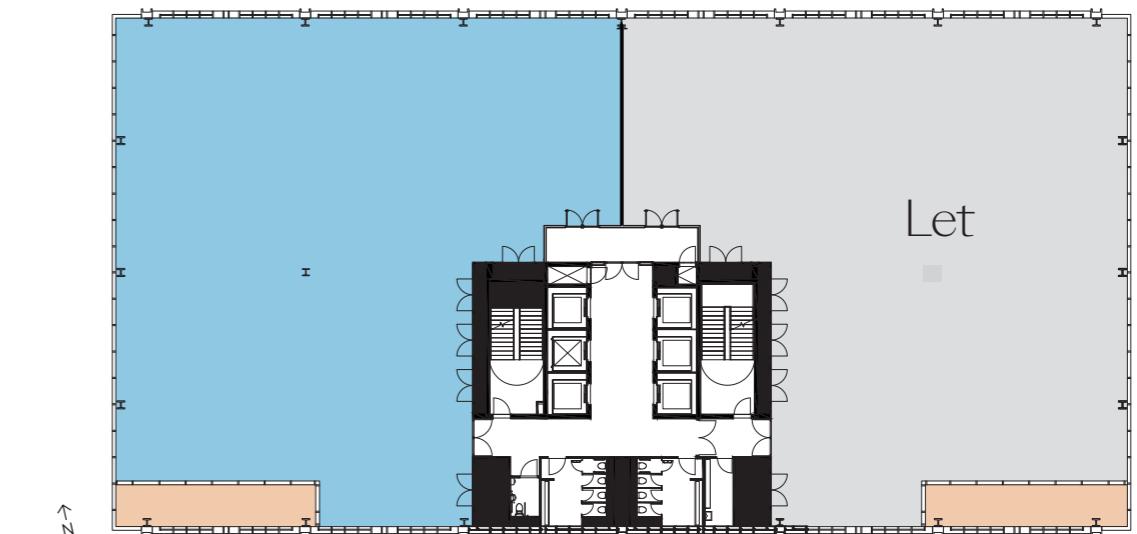
Floor-to-ceiling windows flood the space with natural daylight, providing a healthy environment throughout, while air conditioning maintains a constant indoor temperature. Fitted with showers, changing facilities and racks for 100 bikes, The Lumen ensures a comfortable working experience.





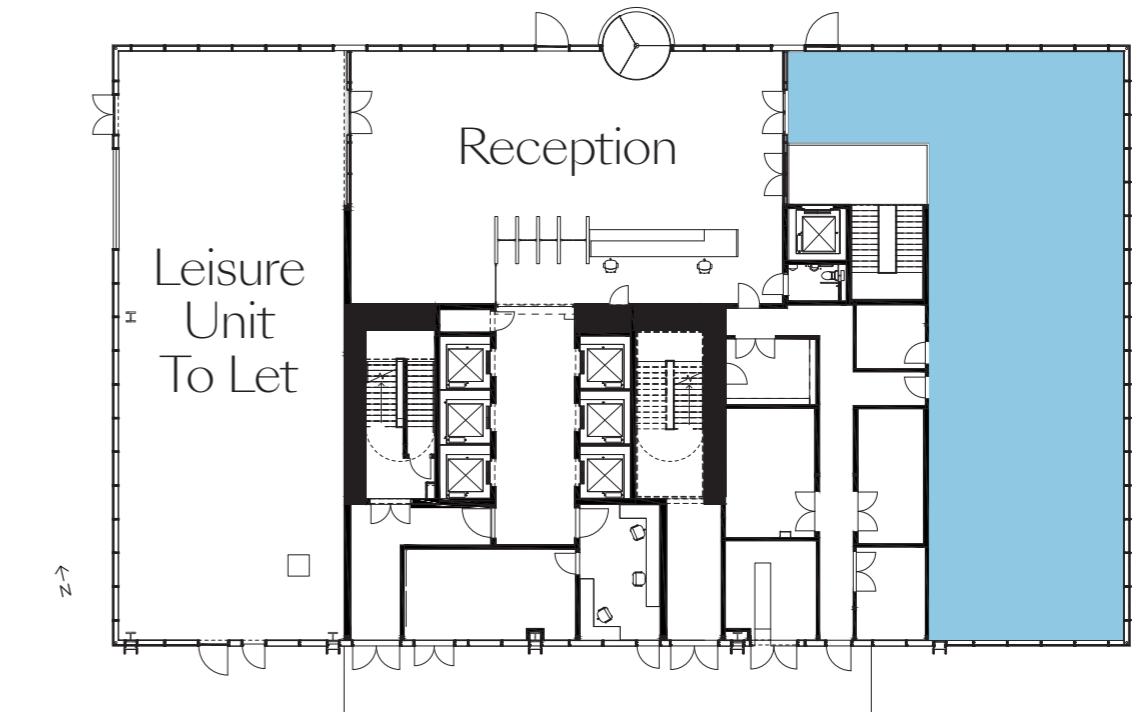
Flexible floor plates
with spacious attributes
and various possibilities

Floor	SQ M	SQ FT
Seventh		DVSA
Sixth		Scott Logic
Fifth		Hay & Kilner
Fourth (Part)		NatWest
Fourth (Part)	668.9	7,200
Third		Clifford Chance
Second		Homes England
First	Savills / Homes England / North of Tyne Combined Authority	
Upper Ground	253	2,723
Ground Floor		DVSA
Total	921.90	9,923
Ground (Café)		Available



Fourth Floor

Orange box = Balcony



Upper Ground Floor



Newcastle and the North East

Once the city that spearheaded the Industrial Revolution, Newcastle continues its legacy as a beacon of progress in a tech-driven world.

Today, the North East is the densest region in England for employment in the life sciences and healthcare sector, proudly hosting numerous research facilities – from the UK's National Innovation Centre for Ageing to the National & Innovation Centre for Data. Newcastle Helix is the latest chapter in Newcastle's inspiring story of innovation.



St James' Park



Newcastle Central Station

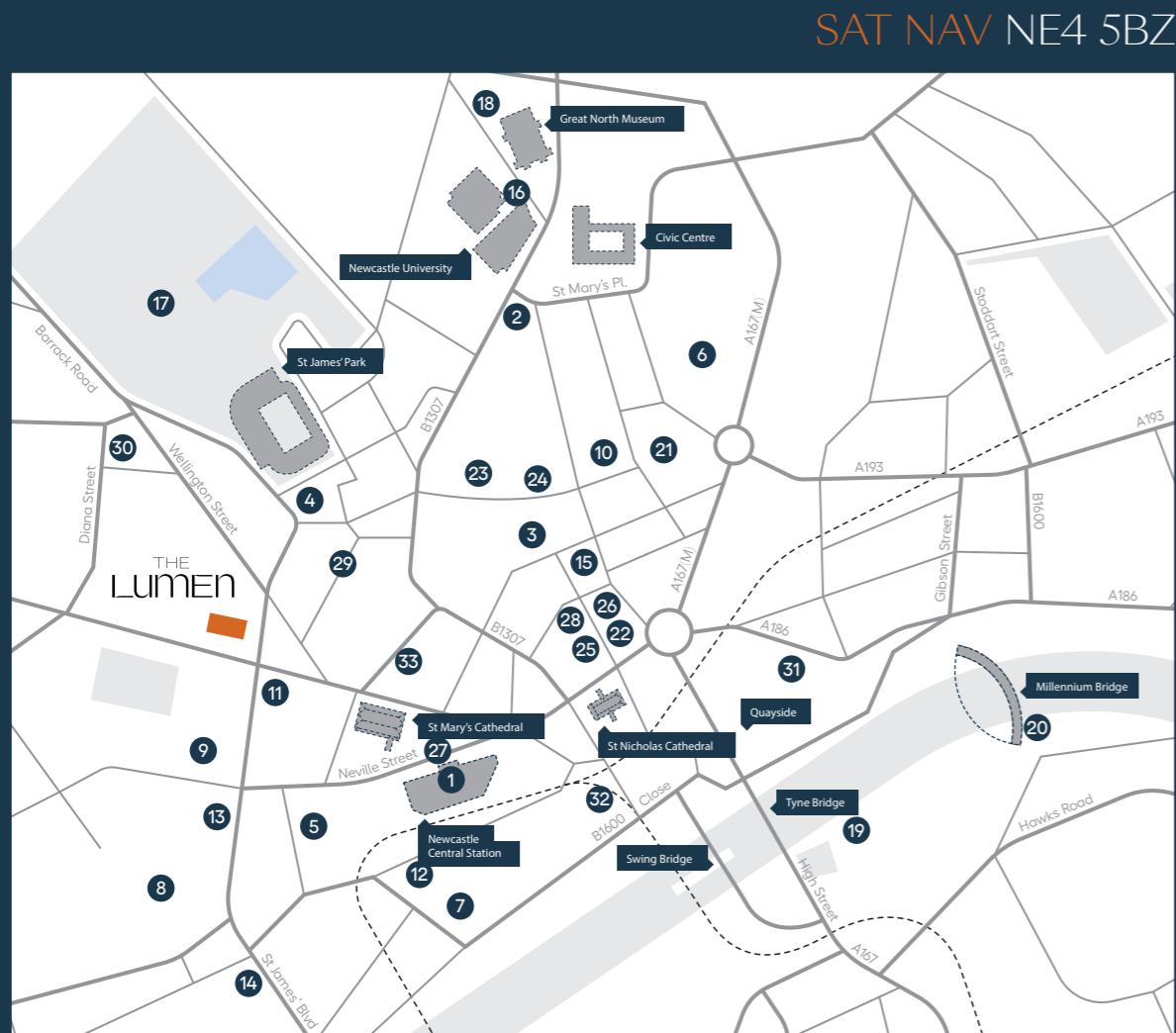


The Lumen



Quayside

Local destinations



Transport

- 1 Newcastle Central Station
- 2 Haymarket Metro & Bus Interchange
- 3 Monument Metro Station
- 4 St James Metro Station

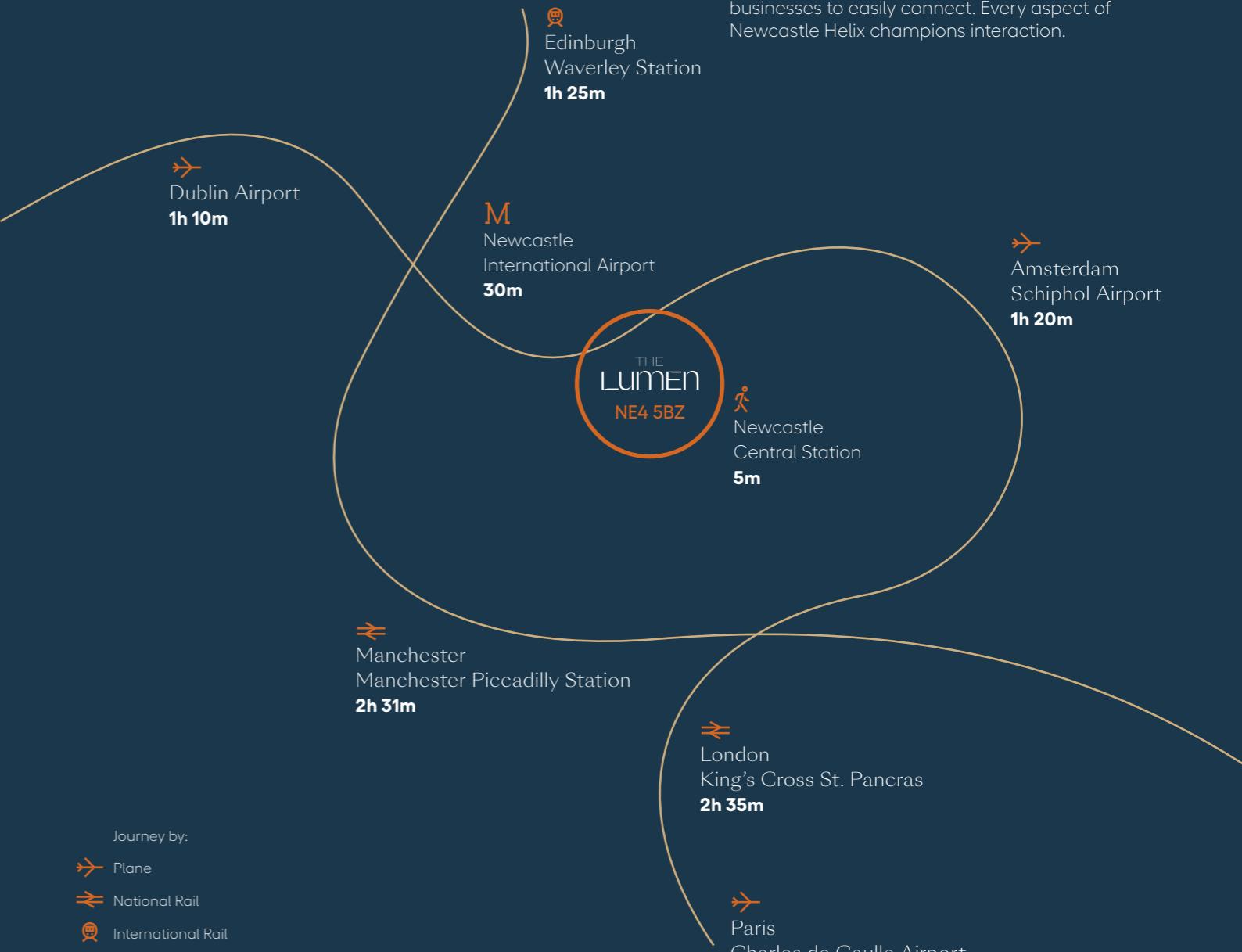
Education

- 5 International Centre for Life
- 6 Northumbria University
- 7 North East Futures UTC
- 8 Newcastle College
- 9 Discovery Museum
- 10 City Library
- 11 Dance City
- 12 Crowne Plaza
- 13 Lane 7
- 14 Metro Radio Arena
- 15 Theatre Royal
- 16 Northern Stage
- 17 Leazes Park
- 18 Exhibition Park
- 19 The Sage Gateshead
- 20 Baltic Centre for Contemporary Art
- 21 Laing Art Gallery
- 22 Grey Street
- 23 Eldon Square

Leisure & retail

- 24 The Botanist
- 25 All Bar One
- 26 Decantus
- 27 Pink Lane Coffee
- 28 Blake's
- 29 China Town
- 30 The Earl of Pitt Street
- 31 Café 21
- 32 House of Tides
- 33 Marco Pierre White Steakhouse

Global connections



Times: Expedia, National Rail and Google Maps

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