

# FOR SALE

OFFICE / INVESTMENT  
OPPORTUNITY



ST JAMES GATE  
NE1 4AD

CREATIVE CITY CENTRE OFFICES ONLY A SHORT WALK  
FROM NEWCASTLE CENTRAL STATION

Suitable for alternative uses, Subject to Planning

**5,135 sq ft** (477.05 sq m)

[www.stjamesgate.co.uk](http://www.stjamesgate.co.uk)



PALACE CAPITAL plc

# EXCLUSIVE

ADDRESS TO ATTRACT THE BEST  
TALENT AND TO MAKE A LASTING  
IMPRESSION ON CLIENTS

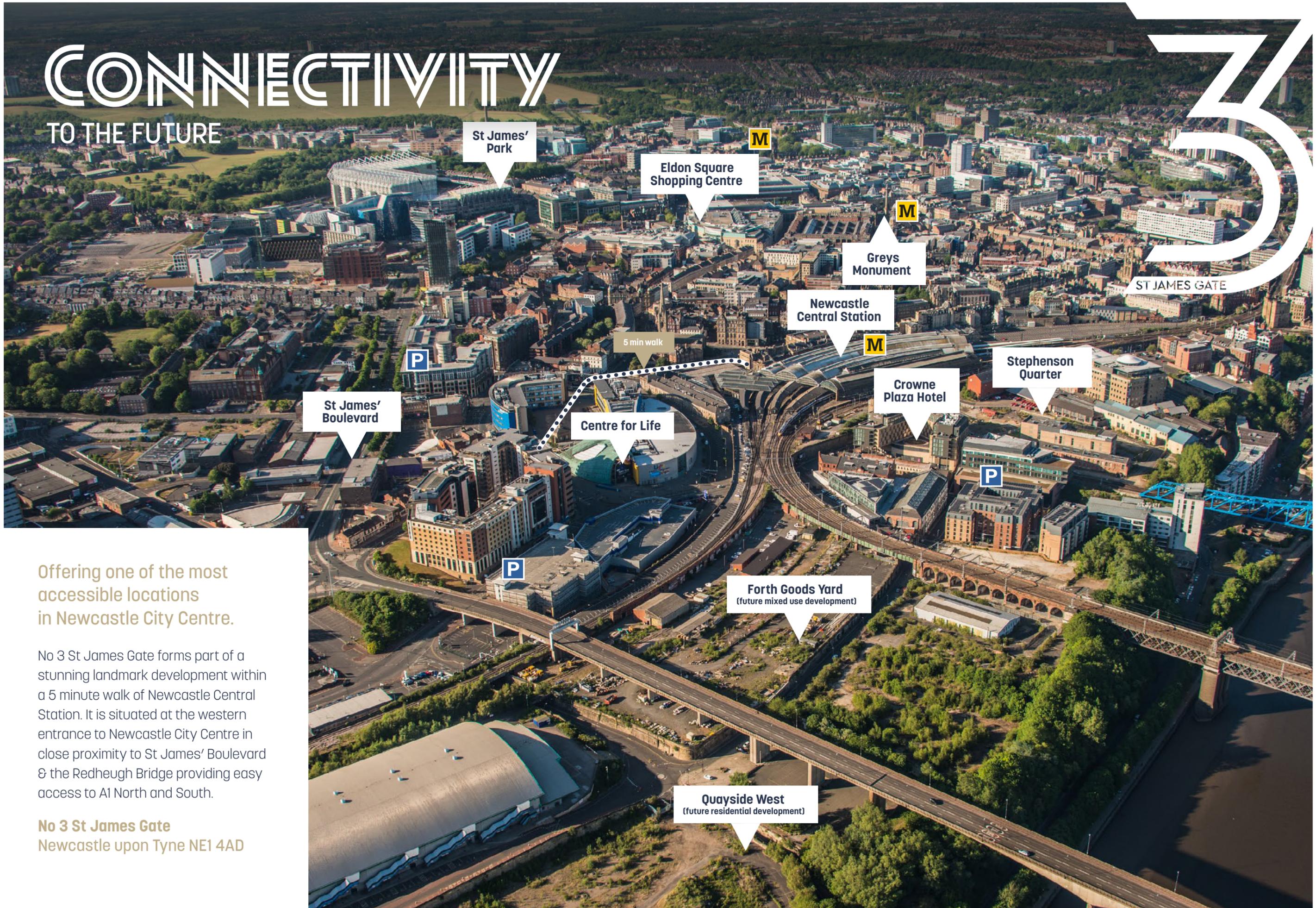
- Self-contained office for sale
- Highly visible location
- Prime Office ideally located 5 minute walk from Central Station
- First-rate working environment
- Beautiful landscaped courtyard plaza

33

ST JAMES GATE

# CONNECTIVITY

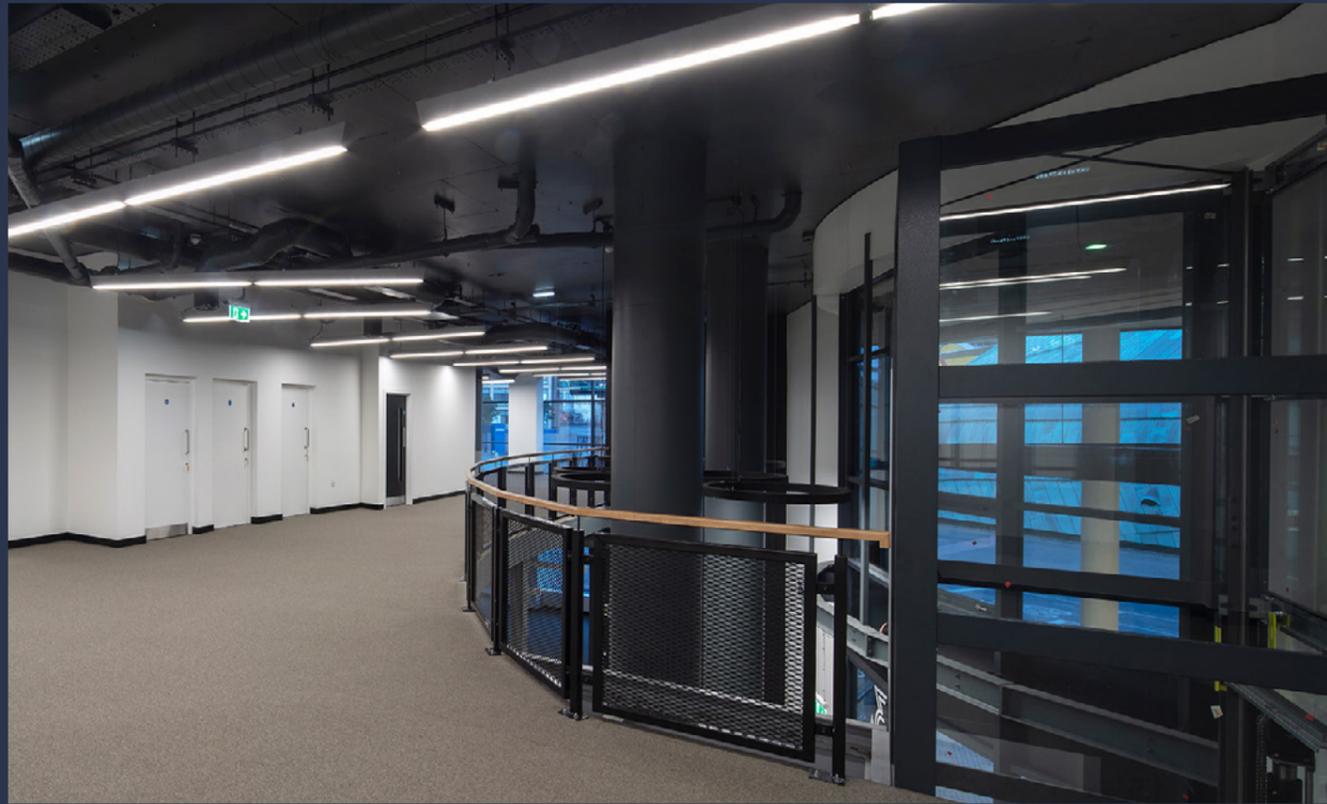
TO THE FUTURE



Offering one of the most accessible locations in Newcastle City Centre.

No 3 St James Gate forms part of a stunning landmark development within a 5 minute walk of Newcastle Central Station. It is situated at the western entrance to Newcastle City Centre in close proximity to St James' Boulevard & the Redheugh Bridge providing easy access to A1 North and South.

**No 3 St James Gate**  
Newcastle upon Tyne NE1 4AD

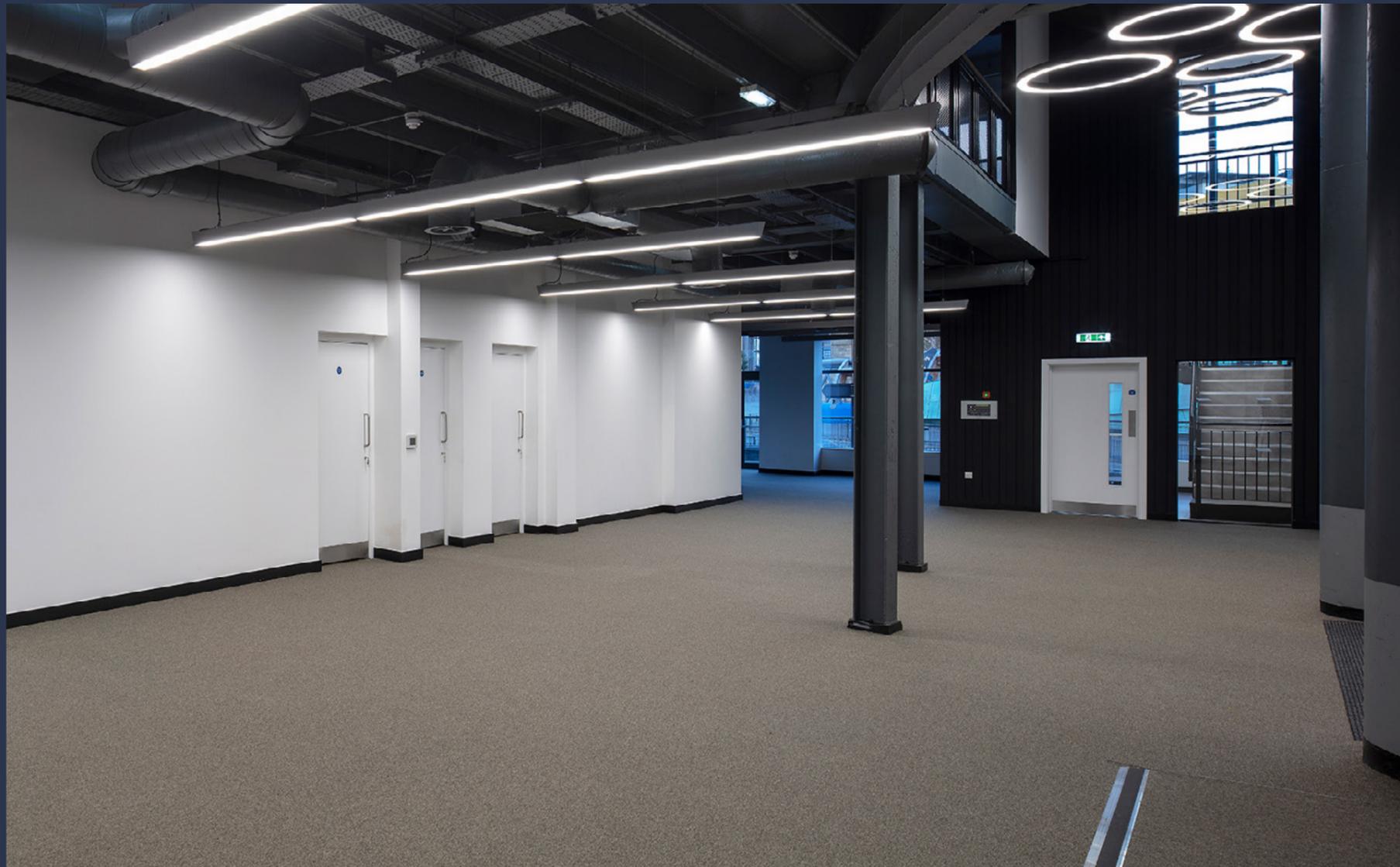


# ENCOURAGING CREATIVITY

No 3 St James Gate delivers a Grade A, creative office space with its own front doors. Approached through a beautifully landscaped archway, and with access to a courtyard plaza with easy drop off and pick up bays.

The office has been fully refurbished to a Grade A specification, with LED lighting and exposed services, giving the office a fresh and contemporary feel with excellent ceiling heights. The reception entrance is double height, with office accommodation split over ground and mezzanine level. The dual-aspect curtain wall glazing allows for excellent natural light.

The property has been refurbished to ensure it provide a sustainable working environment and has achieved an EPC B rating.



# SPACES

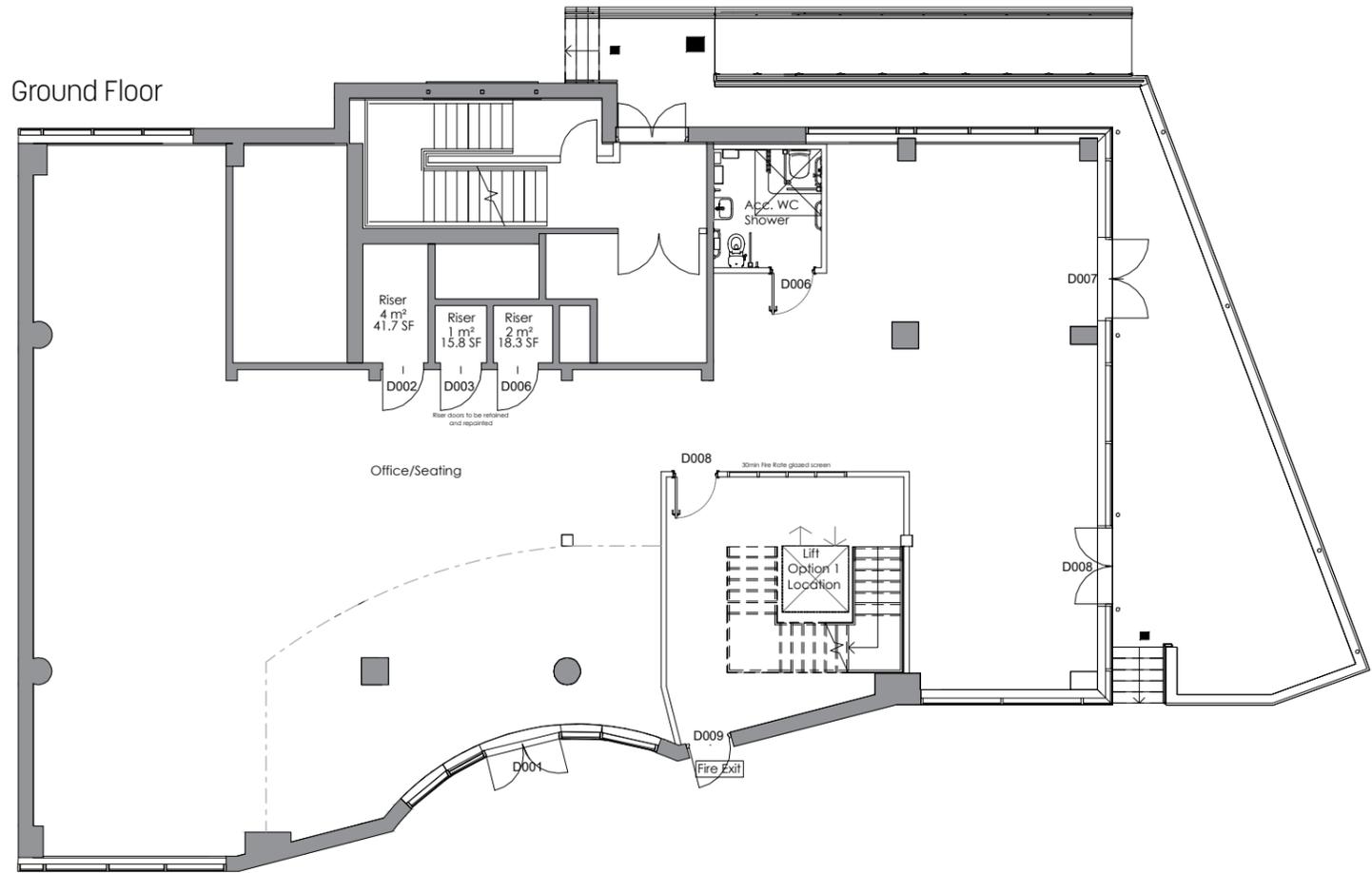
THAT WORK AROUND YOU

Unit 3A has the following floor area.

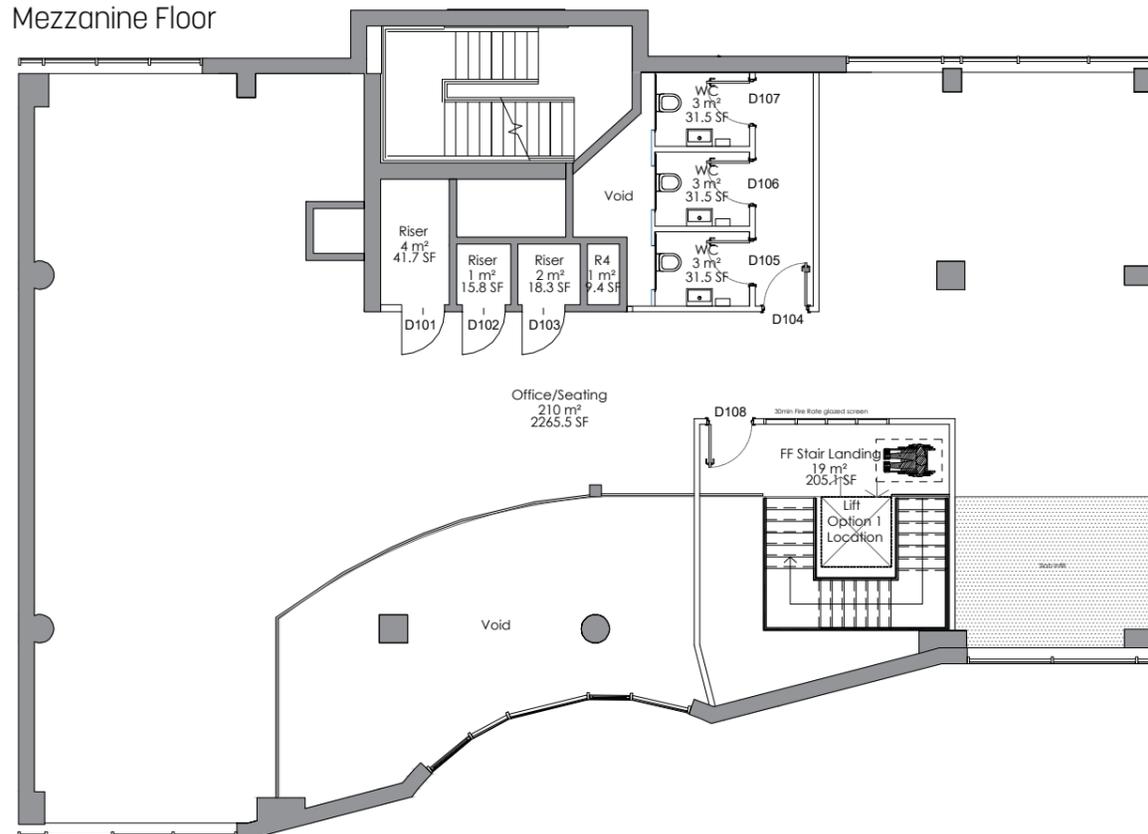
| 3A ST JAMES GATE                     | SQ M          | SQ FT        |
|--------------------------------------|---------------|--------------|
| <b>TOTAL NET INTERNAL FLOOR AREA</b> | <b>477.05</b> | <b>5,135</b> |



Ground Floor



Mezzanine Floor



# PERFECTLY

## PLACED IN A VIBRANT CITY

The perfect position to take advantage of a vibrant mix of restaurants, cafés and shops on the doorstep of a developing quarter of the city.

Newcastle is one of the fastest growing tech clusters in the UK and has been named a 'tech hub to watch' in 2021 by the business network Tech Nation. The region is home to FTSE 100 company Sage PLC, Ubisoft's largest UK Games Studio and a new BBC Tech Hub.

The city also has the highest proportion of STEM and computing students in the country, and the UK's National Innovation Centre for Data. Overall, the city's two universities produce 101,000 talented graduates each year, 36% of which stay in the city to live and work - one of the highest graduate retention rates in the country.

St James Gate lies at the gateway between Central Station and the Forth Goods Yard and Quayside West Development Area which extends to the south and west. This area is set to deliver a significant number of new homes, offices, leisure and public open space.

St James Gate will therefore be at the heart of an increasingly important business, leisure and residential district of Newcastle City Centre.



## TERMS

The property is available by way of a 999 year long leasehold purchase.

## ENERGY PERFORMANCE CERTIFICATE

The current EPC rating for unit 3A – B-44.

## SALE PRICE

£695,000..

## RATEABLE VALUE

We understand that in 2017, unit 3A was on the Rating List with a rateable value of £47,500.

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 are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## CONTACT

For more information regarding this opportunity, please contact joint agents Naylor's Gavin Black or Knight Frank.



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