



**CITYGATE**

NEWCASTLE NE1 4JE

**ST JAMES' BOULEVARD, NEWCASTLE UPON TYNE NE1 4JE**

**FULLY FITTED OFFICE SUITE - 1,582 SQ FT (147 SQ M)**



CITYGATE

NEWCASTLE NE1 4JE

**Citygate II occupies a prominent position at the top of St James' Boulevard in the centre of Newcastle upon Tyne and offers the opportunity to occupy accommodation alongside some of the city's most prestigious tenants.**

We are able to offer a fully fitted suite on the part 3rd floor of 1,582 sq ft providing a high level of specification with 16 workstations, 8 person meeting room, 2 teams pods and a large kitchen a breakout space.

The ground floor entrance and common parts have been refurbished to create a contemporary feel throughout the building, introducing a new informal seating area within the foyer.

There are proposals to extend these works to include the introduction of additional secure cycle storage, together with shower and changing facilities.



INTRODUCTION



**WE OFFER AN UNRIVALLED LEVEL OF FLEXIBILITY FOR TENANTS AND THEIR FIT OUT.**



RECEPTION

Citygate II is situated on St James' Boulevard at the heart of Newcastle City Centre and within an area which is widely recognised as a prime office location within the city.

The area has undergone significant regeneration over the past 3 years, with the introduction of Newcastle Helix, a joint development between Newcastle City Council and Newcastle University.

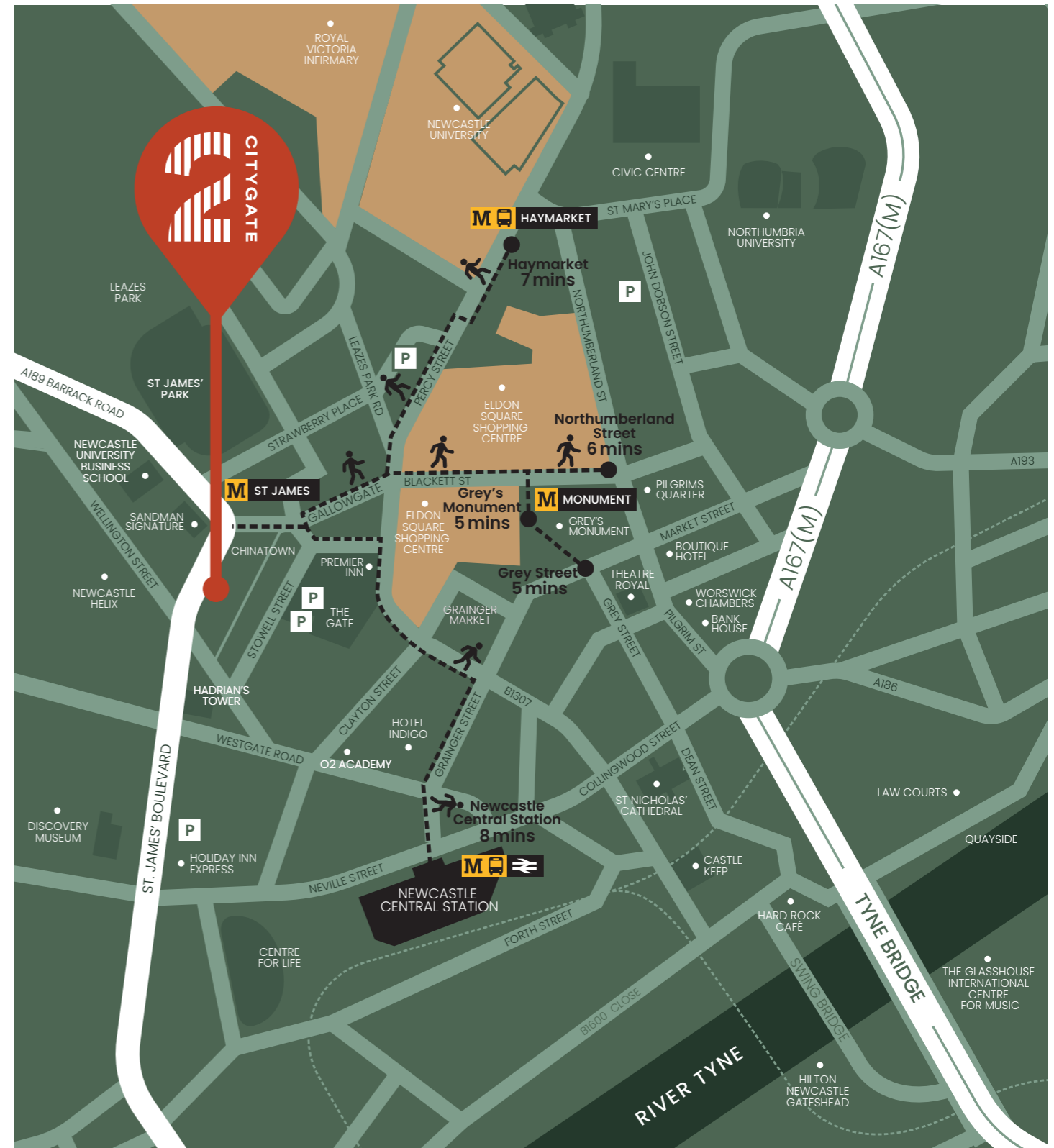
Further development is also due to take place at Strawberry Place near St James' Park further adding to the regeneration of the area.

The property is located adjacent to St James Metro Station, providing easy access to the wider Tyne & Wear Metro network whilst both Newcastle Central Station and Haymarket Bus Station are located within a 5 minute walk.

# LOCATION



AN AREA RECOGNISED AS A PRIME OFFICE LOCATION WITHIN THE CITY.



SURROUNDING AREA



ST JAMES METRO 1 MIN



ST JAMES' PARK 2 MINS



CENTRAL STATION 5 MINS

Citygate II is one of Newcastle City Centre's prime office locations, constructed in the early 2000's and home to several high profile tenants, including:



The property features a large modern manned reception area leading to three high speed passenger lifts which provide access to all floors, with two of the lifts also serving the basement, giving ease of access to the car park cycle stores and proposed new shower block.

Each floor benefits from dedicated male, female and disabled toilets including shower facilities.



16 workstations



8 person board room



2x teams pods




Fully fitted kitchen and breakout area



Storage wall and lockers

### CITYGATE II THIRD FLOOR PLAN



The available accommodation is as follows:

FLOOR	SQ M	SQ FT
Part 3rd Floor	146.97	1,582

The available accommodation is **fully fitted** and benefits from the following specification:

- Four pipe fan coil cooling
- Suspended ceilings
- Full access raised flooring
- 2.7m floor to ceiling height
- New LED Lighting
- Excellent natural lighting
- Remodelled entrance and reception area
- Refurbished common areas
- Secure basement parking
- Secure basement cycle store
- Dedicated fibre internet and managed network services - 10 gbps dedicated service / 100% uptime available / 24hr install
- EPC - B



THE SUITE IS ACCESSED DIRECTLY FROM THE CENTRAL CORE, GIVING ACCESS TO LIFTS AND FULLY REFURBISHED WC'S AND A SHOWER ON EACH FLOOR.

Images of the adjoining open plan suite (Let) illustrating the base Cat A specification

**Lease Term**

The accommodation is available by way of a new effective FRI lease for a term to be agreed.

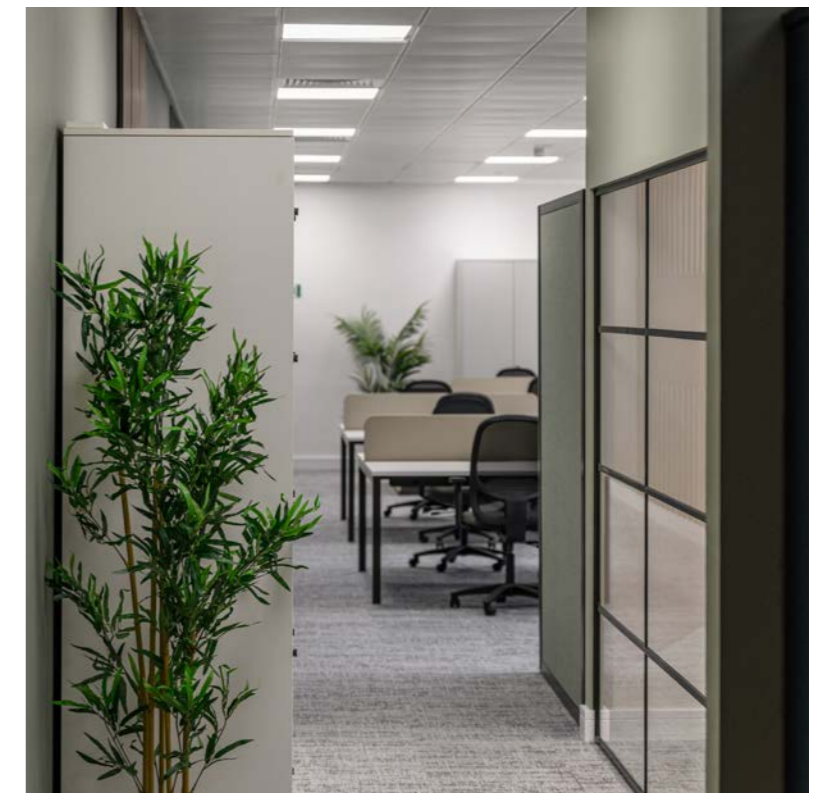
**Financial Terms**

Please contact the agents for further information on pricing, Business Rates and Service Charge.

**Energy Performance**

EPC B rating.

Please contact the agents for further information.





CITYGATE

NEWCASTLE NE1 4JE

## VIEWING

For more information please contact:



**Patrick Matheson**

M: 07796 192 356  
E: [patrick.matheson@knightfrank.com](mailto:patrick.matheson@knightfrank.com)

**Nathan Douglas**

M: 07790 931 318  
E: [nathan.douglas@knightfrank.com](mailto:nathan.douglas@knightfrank.com)



**Greg Davison**

M: 07977 587 303  
E: [greg.davison@savills.com](mailto:greg.davison@savills.com)

**Emma Young**

M: 07977 097 760  
E: [emma.young@savills.com](mailto:emma.young@savills.com)

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. November 2025