



The
RacquetsCourt

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In BRIEF



Voted (September '24) one of the top 10 workspaces in the UK, redefining what it means to be the best place to work in 2024

Based in the heart of Newcastle upon Tyne, 14 minutes walk from Central Station and 4 minutes walk from the main shopping / entertainment area, The Racquets Court was built in 1888 as a sports arena. It had lain derelict before it was restored and transformed in 2019 into a high-specification, flexible office space.

The building retains its stunning original ceiling (fully restored) and the original cast iron, spiral staircase as a feature of the ground floor space.

The building is furnished and equipped to enable people to work productively and efficiently. Security is paramount - both physical and online. Entry to The Racquets Court is app controlled and monitored.

The Racquets Court has a fully equipped and furnished kitchen, including oven, hob, microwave, and tap delivering constant chilled and boiling water.

Creating the perfect balance is key.

Building FEATURES

The Racquets Court is an open plan 2 floor building- the upper is mezzanine. In total the building is 5044 square feet (internally) and currently houses 44 desks - comfortably spaced. The building sits on its own land - the site captures more than 2,000 square feet of open space.

There are 2 meeting rooms - each equipped with 55 inch TV (there are additional TVs in the kitchen and ground floor office area). There is also a Sonos sound system.

Connectivity

The Racquets Court has 900 Mb (up and down) fibre connectivity. Internally, the building is fully Cat6 networked. There are also six wireless points inside the building and one outside to enable summer connectivity in the open air.

Networking is managed through Meraki hardware and there is a Checkpoint software firewall. It is possible to create individual SSID's if required.



Showers & Bike Storage

There are luxury showers and secure bike storage covered by CCTV.

Security and access

The building is covered by 7 CCTV cameras - 6 outside and one inside.

Building access is managed through Avigilion hardware and software. Entry is app controlled and enables administrators fully to manage and understand building entry.



"for me Racquets is the best working space in Newcastle!"

Office SPACE

Ground Floor Space:

Desk / breakout area = 1773 square feet

- 20 desks - Flexiform, sound proofing screens
- Pedestals at most desks (lockable)
- Office chairs - Viasit Drumback fully adjustable, ergonomic (see appendix)
- Breakout table - Viasit Stackable Conference chairs. Total stock = 20. (See appendix)
- 2 breakout spaces: Hay sofas, Danish design, comfortable, high quality (see appendix)
- Storage cupboards - Flexiform (lockable)
- Lockers - Flexiform Luxo Lockers
- Wall mounted 55 inch LG TV

Kitchen = 321 square feet

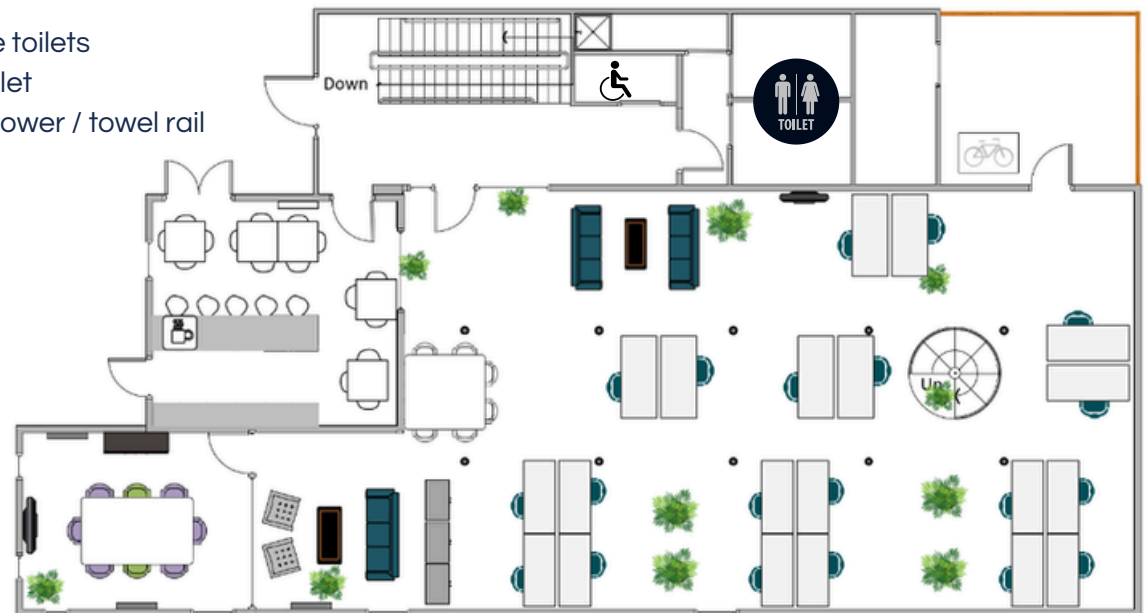
- Neff electric fan oven and hob
- Zip Hydro Tap (boiling and chilled filtered water)
- 2 integrated Neff fridge freezers
- Integrated dishwasher
- Coffee machine
- Weatherproof tables and chairs
- Wall mounted 32 inch LG TV

Meeting room = 221 square feet

- Viasit Drumback Swivel meeting room chairs, fully adjustable, ergonomic (see appendix)
- Credenza
- Coffee machine
- Wall mounted 55 inch LG TV

Facilities

- Male / Female toilets
- Accessible toilet
- Kobi luxury shower / towel rail



Office SPACE

First Floor Space:

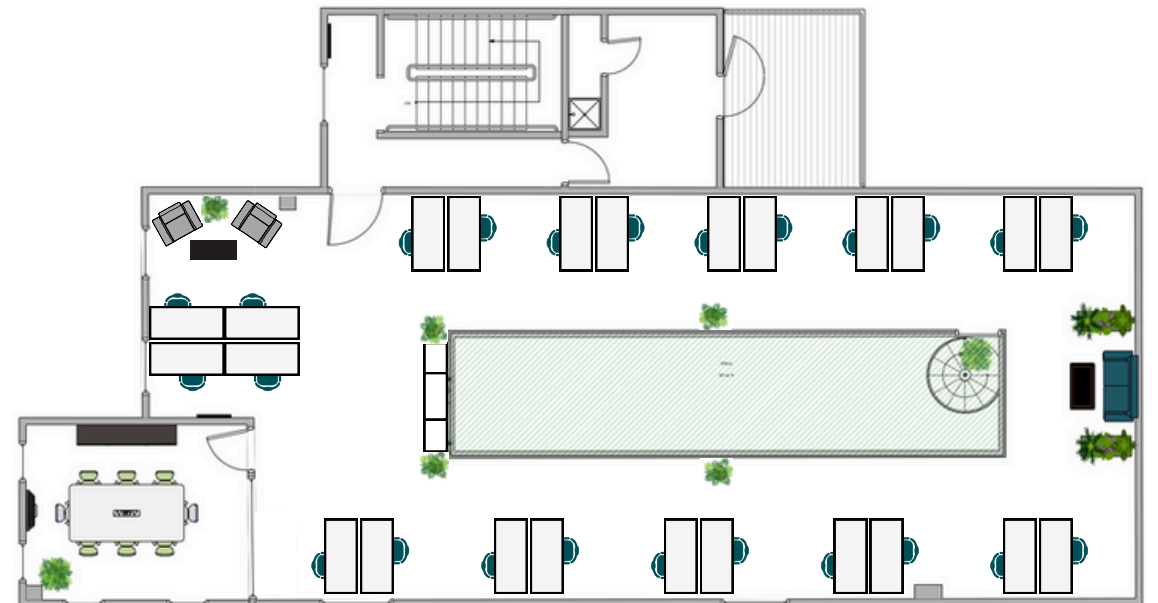
Desk / breakout area = 1724 square feet

- 24 desks - Flexiform sound proofing screens
- Pedestals at all desks (lockable)
- Office chairs - Viasit Drumback fully adjustable, ergonomic (see appendix)
- 2 breakout spaces: Hay sofas, Danish design, comfortable, high quality (see appendix)
- Storage cupboards - Flexiform (lockable)



Meeting room = 220 square feet

- Viasit Drumback Swivel meeting room chairs, fully adjustable, ergonomic (see appendix)
- Credenza
- Coffee machine
- Wall mounted 55 inch LG TV



Inside THE RACQUETS COURT

The Racquets Court furnishings are designed to enable a high productivity work environment. Nothing encourages this more than ergonomic seating.



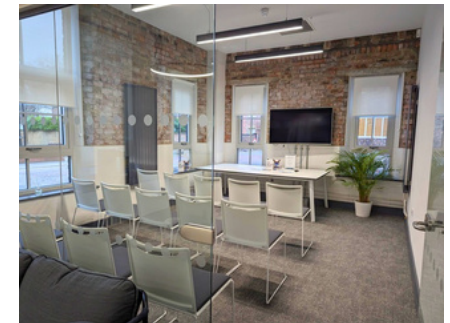
Viasit Drumback desk chair

- Automatic weight tension
- Synchronomatic mechanism with fine-tuning control
- Backrest shell covered with breathable mesh
- Seat depth adjustment
- <https://www.viasit.com/en/products/chairs/drumback-task-chair>



Viasit Kikit event chair

- Stackable: GF meeting room shown, theatre style
- <https://www.viasit.com/en/products/chairs/kikit-stacking-chair>



Viasit Drumback meeting chair

- Single-piece polypropylene seat and backrest shell in black or telegrey
- Seat cushion made of polyurethane moulded foam
- Back with mesh panel
- Height adjustment via safety gas lift
- <https://www.viasit.com/en/products/chairs/drumback-swivel-conference-chair>



Vitra Hal Chairs

- Designed by Jasper Morrison
- <https://www.vitra.com/en-gb/product/hal>



Hay Can 2 Sofas

- Designed by Ronan and Erwan Bouroullec
- <https://hay.dk/hay/furniture/seating/sofa>



Inside THE RACQUETS COURT (2)

The Racquets Court is secure and connected.

Avigilon Controlled Access to The Racquets Court

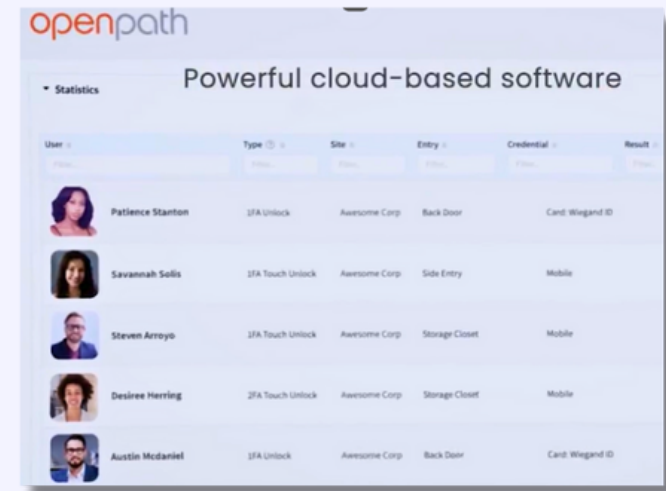
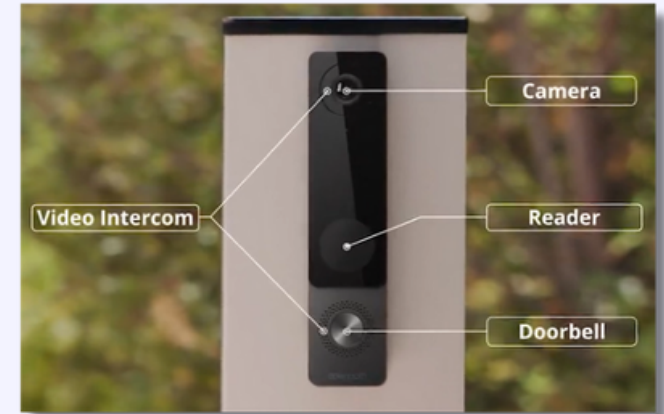
- <https://www.avigilon.com/access-control>
- App controlled access
- Remote admission possible
- Monitored access

Connectivity

- Full fibre 900Mb (up and down) broadband (can be upgraded)
- Cat 6 networking
- 7 wifi access points (one outside)
- Meraki hardware
- Checkpoint firewall (currently)

Security

- Fully alarmed
- CCTV (7 cameras)



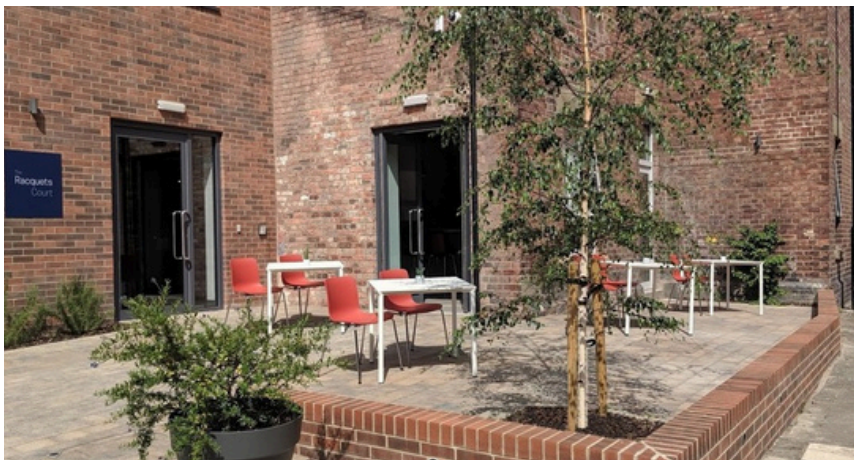
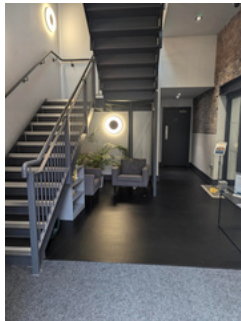
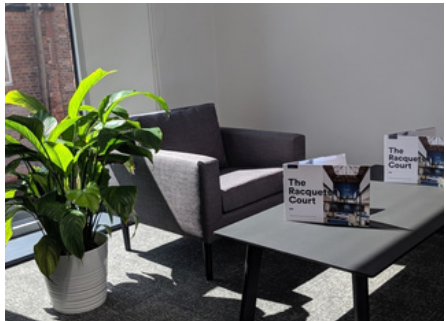
Office

GALLERY



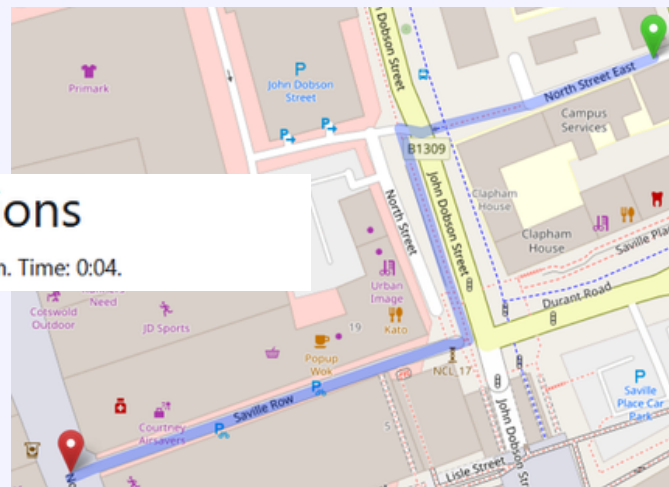
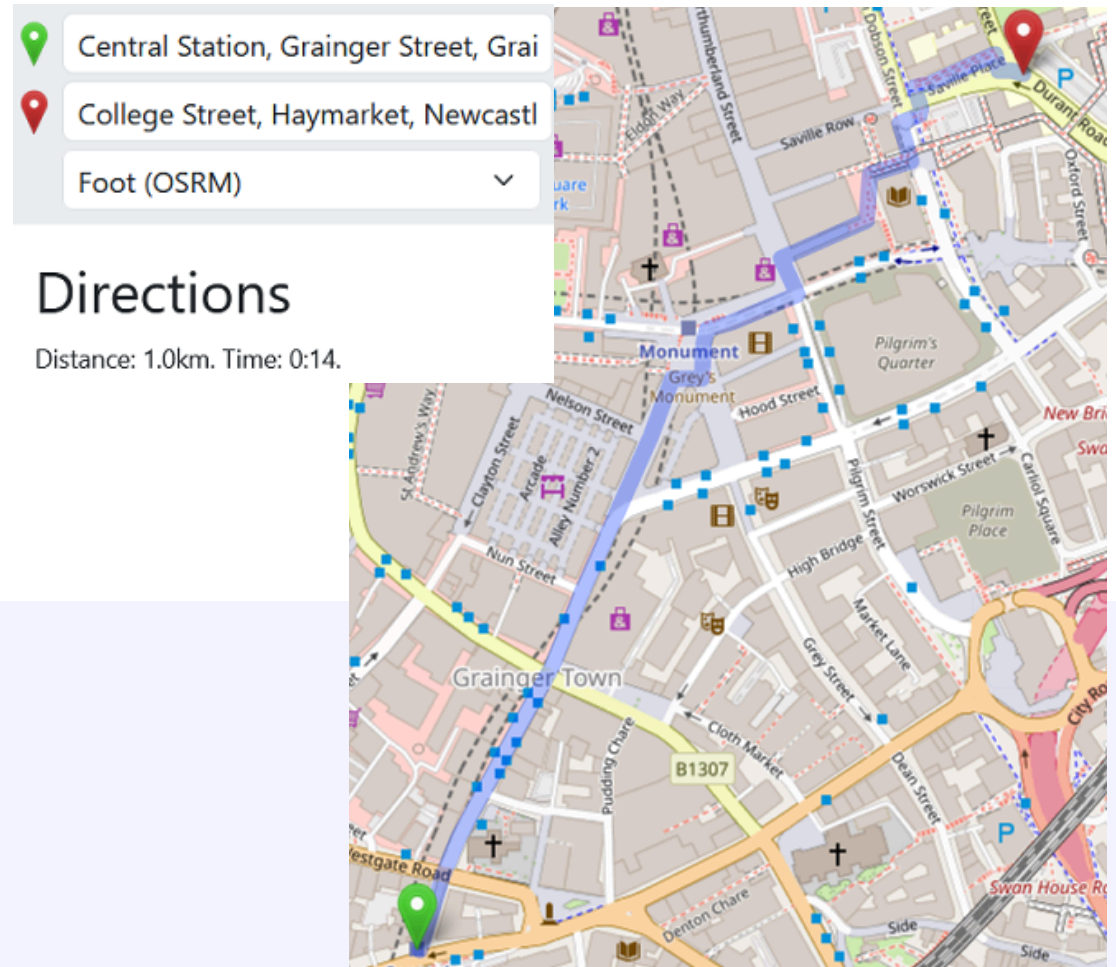
Office

GALLERY



How to FIND US

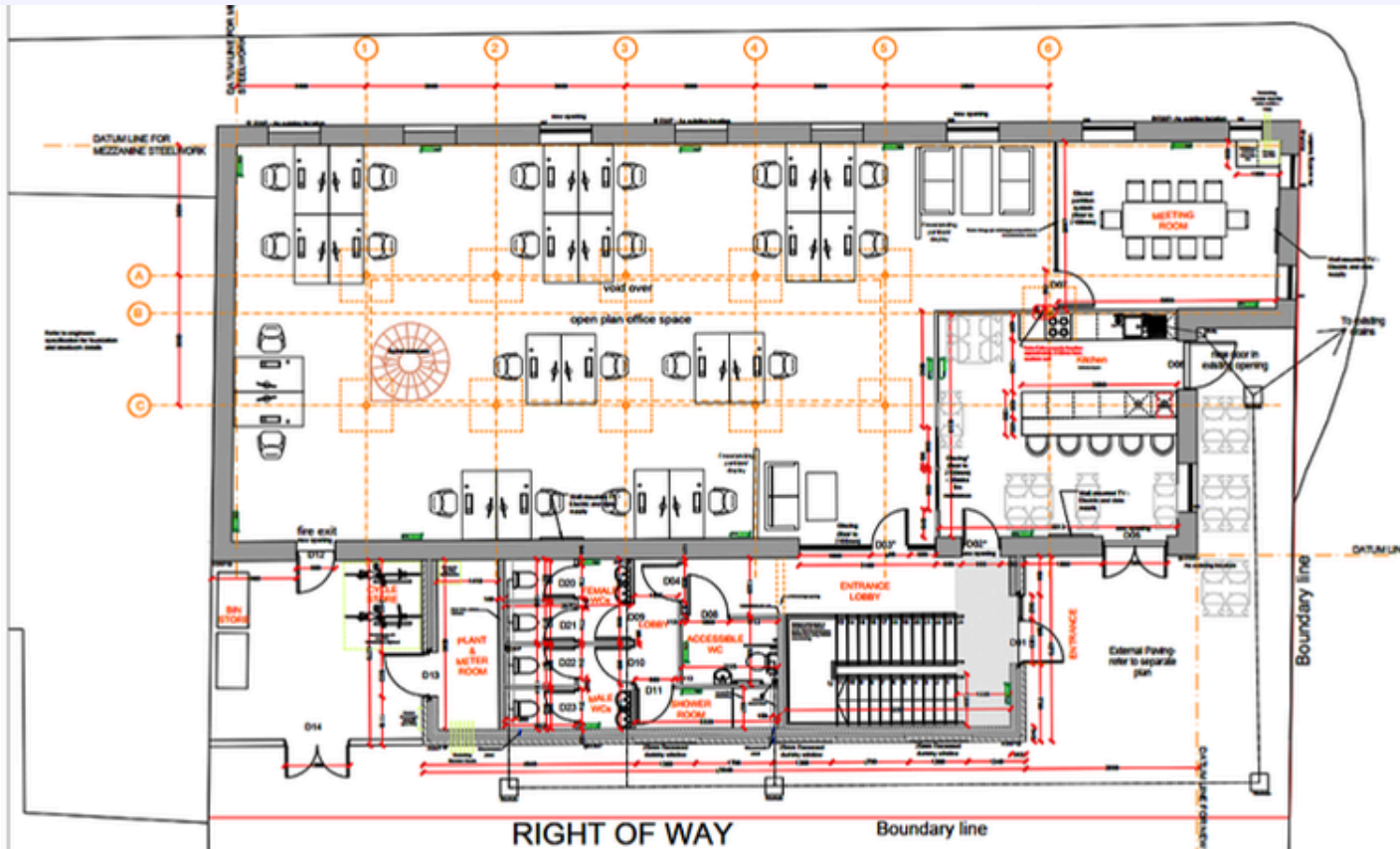
14 minutes' walk from Newcastle Central Station



4 minutes' walk from main shopping / entertainment

The Racquets Court

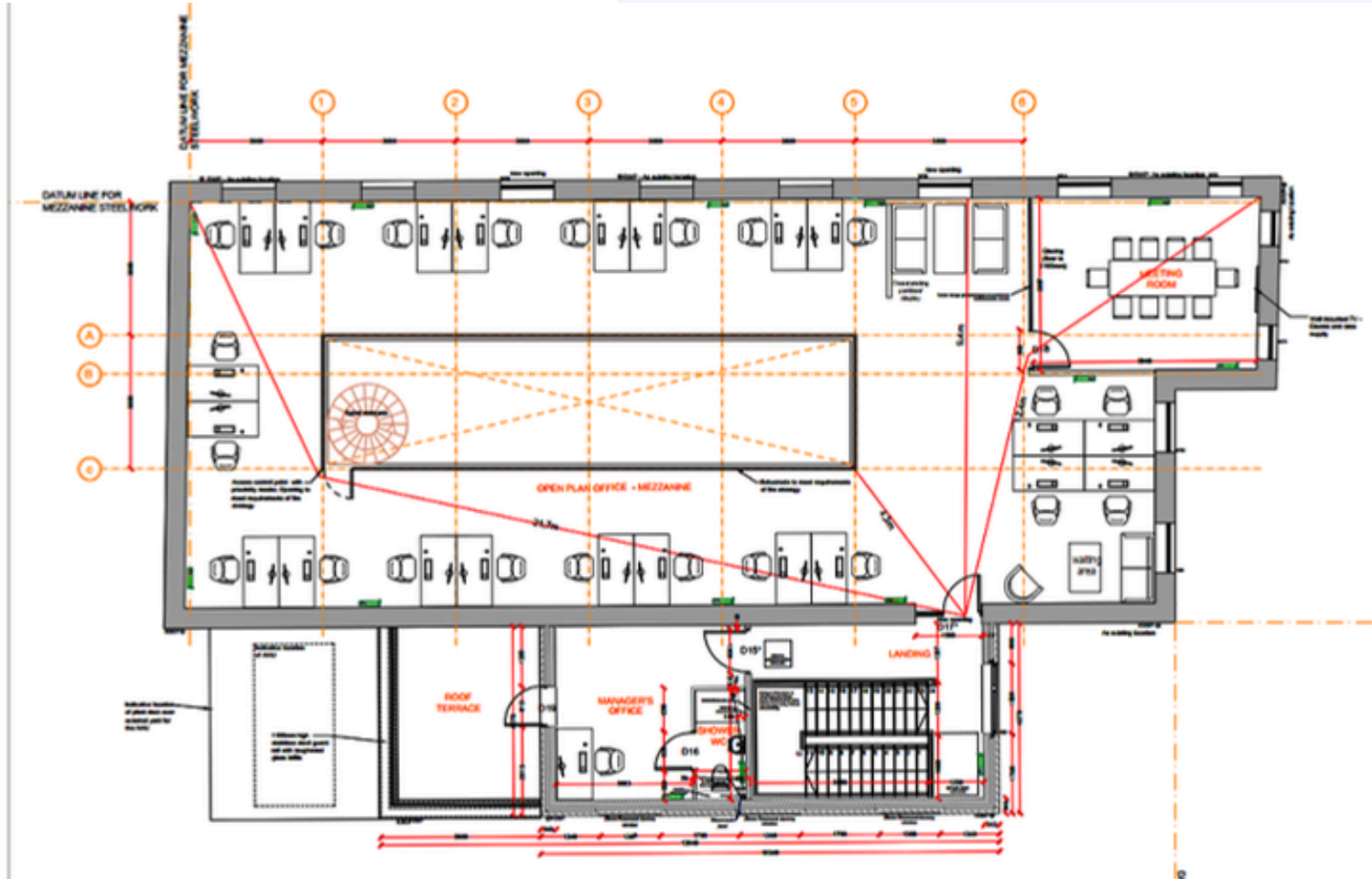
IN SQUARE FEET - GROUND FLOOR



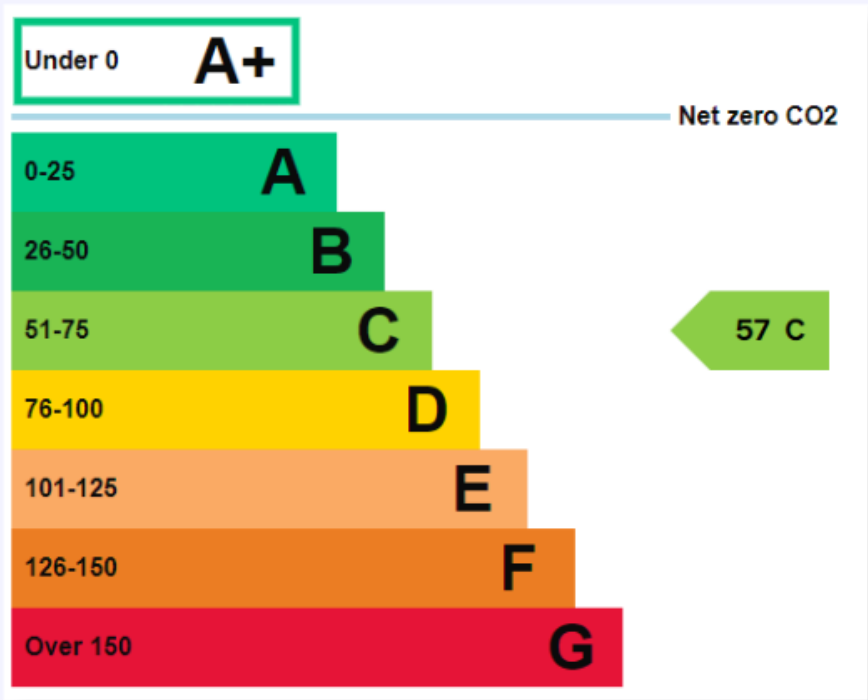
Ground floor	Square feet
Interior	
Ground floor deskspace	1774
Ground floor meeting room	221
Kitchen	322
Lobby	275
Ground floor shower, toilets	213
TOTAL Interior	2805
Exterior	
Rear open space (secure bikes etc)	223
Garden / paved area	2728
Plant room	65
TOTAL Exterior	3016

The Racquets Court

IN SQUARE FEET - FIRST FLOOR



First floor	Square feet
Interior	
First floor deskpace	1725
First floor meeting room	220
First floor private office	152
First floor private office shower, toilet	28
First floor lobby	118
TOTAL Interior	2243
Exterior	
Roof terrace / deck	140
TOTAL Exterior	140



The Racquets Court

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Let's get in touch