

# NUMBER **ONE** QUAYSIDE

## Newcastle Quayside Prime Development Opportunity

- Unique opportunity to deliver a **landmark development**
- Suitable for a range of uses including **offices, residential** and **hotel** (subject to planning)



**ONE** OF A KIND



Rare opportunity to acquire a site with potential to develop an **iconic building** in a superb position overlooking Newcastle's famous Quayside.

- Centrally situated within a 2-minute walk from Millennium Bridge
- Excellent access to the road and rail networks
- Freehold
- Potential for **Grade A office development, residential, hotel and other uses**, subject to planning
- Detailed proposals drawn up for exemplar office scheme





# NUMBER ONE QUAYSIDE

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# ONE AND ALL

**Number One Quayside** offers a superb location in an enviable elevated position above Newcastle Quayside.

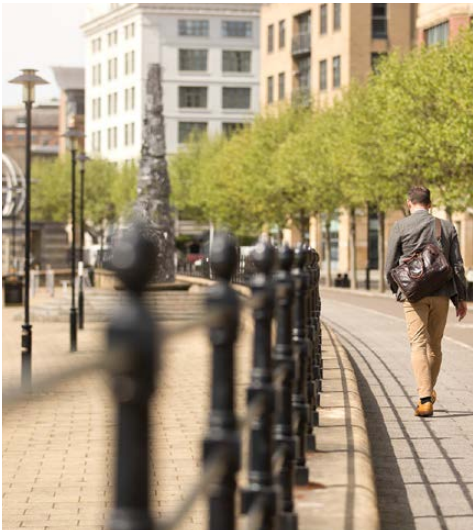
Newcastle Quayside is one of the most renowned waterfronts in the Europe, with major landmarks such as the Tyne Bridge, Sage Gateshead Music Centre, BALTIC Centre for Contemporary Art and The Millennium Bridge all within a short walk of the subject site.

Newcastle upon Tyne is the regional capital and principal focus of economic activity within the North East of England. With a population of 304,600 people and a wider urban population of c. 1,000,000 the city is located 270 miles north of London and 105 miles south of Edinburgh.

The site is located on City Road overlooking the Quayside, which is home to major occupiers such as Ward Hadaway, North P&I and Norton Rose Fulbright. The Malmaison hotel is adjacent and the Quayside's renowned leisure venues are all within a short walk.



The SAGE Gateshead Music Centre



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# ONE WAY OR ANOTHER

Number One Quayside has excellent access to the road and rail networks.

## Quaylink Bus Service

This service runs every 10 mins and can be accessed at the Millennium Bridge and the Law Courts Square which is a short walk from the building, providing direct access to Newcastle City Centre, Haymarket Gateshead Town Centre.



## Newcastle International Airport

Newcastle International Airport is situated 7 miles (11 km) to the north west of the city and is recognised as being one of the top ten regional airports in the UK with over 4.6 million passengers flying to over 80 destinations worldwide.

There are frequent scheduled flights to London with a journey time of approximately one hour and recent long haul scheduled routes including Dubai and New York. The British Air Transport Association (BATA), whose members include some of the world's leading airlines and tour operators, voted Newcastle International the UK's best airport. Cheapflights.com, Mirror Travel and Which Magazine have all also voted Newcastle the UK's Best Airport.

The airport is also linked to the city centre by direct frequent services on the Tyne & Wear Metro.



## Rail

Newcastle's Central Station is the major transport hub for the region and benefits from being situated on the East Coast Mainline Railway, operated by East Coast Trains, offering a fastest journey time to London Kings Cross Station of 2 hours 37 minutes and to Edinburgh Waverley of 1 hour 25 minutes.

In addition, Central Station serves as a hub for local rail services throughout Tyne & Wear as well as being a major exchange on the Tyne & Wear Metro.



## Tyne & Wear Metro

Outside of London, Newcastle is the only city in England to benefit from an underground rail network.

The Tyne & Wear Metro provides a rapid transport system connecting the wider Tyneside area and stretching from Sunderland in the south east corner to Newcastle International Airport in the north west corner with a further 58 stations in between; the Tyne & Wear Metro is considered one of the most efficient public transport systems in the UK and plays a major role in the relatively low traffic congestion that the city enjoys.



## Road

Newcastle city centre is served by two main arterial routes linking it to the A1(M) via the A167 Central Motorway leading north and south through the city via the Tyne Bridge, and the A189 (St James' Boulevard) via the Redheugh Bridge which leads directly to Gallowgate.

The A1(M) connects the region to the rest of the UK motorway network from Edinburgh in the north to London in the south.

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# ONE STEP AHEAD

## Newcastle & Gateshead Quays

Newcastle & Gateshead Quays is continuing to undergo major transformation with several high profile developments set to further enhance both side of the river over the next few years.



Gateshead Quays



## Gateshead Arena

**A £260m arena complex is set to transform Gateshead Quayside.**

The plans include a 2,500 capacity arena, operated by ASM Global, an international conference and exhibition centre, a dual branded hotel, restaurants, and extensive areas of public realm. It is expected to add over 1,000 jobs and £29 million GVA per annum to the regional economy.

The plans also include bars, restaurants, an outdoor performance square, and new walkways along the Quayside.



## Ouseburn

**The Ouseburn has been transformed by recent developments such as the Malings and Lower Steenberg's Yard.**

The next phase of development will be focused on the Ouseburn mouth with a number of residential and commercial buildings proposed, further enhancing the Ouseburn community.



## The Whey Aye

**The Whey Aye Wheel is a 460ft observation wheel that will be the biggest in Europe and will be located on the north side of the Tyne at the former Spillers Wharf.**

A virtual golf club, and a family entertainment centre will also be part of the development, with the complex collectively known as the Giants on the Quayside. The wheel and its surrounding attractions are expected to bring 261,000 visitors to the city every year – generating almost £15m annually for the local economy. The scheme is expected to open in spring 2024.





Grade A office specification  
with private roof gardens  
offered at each level.

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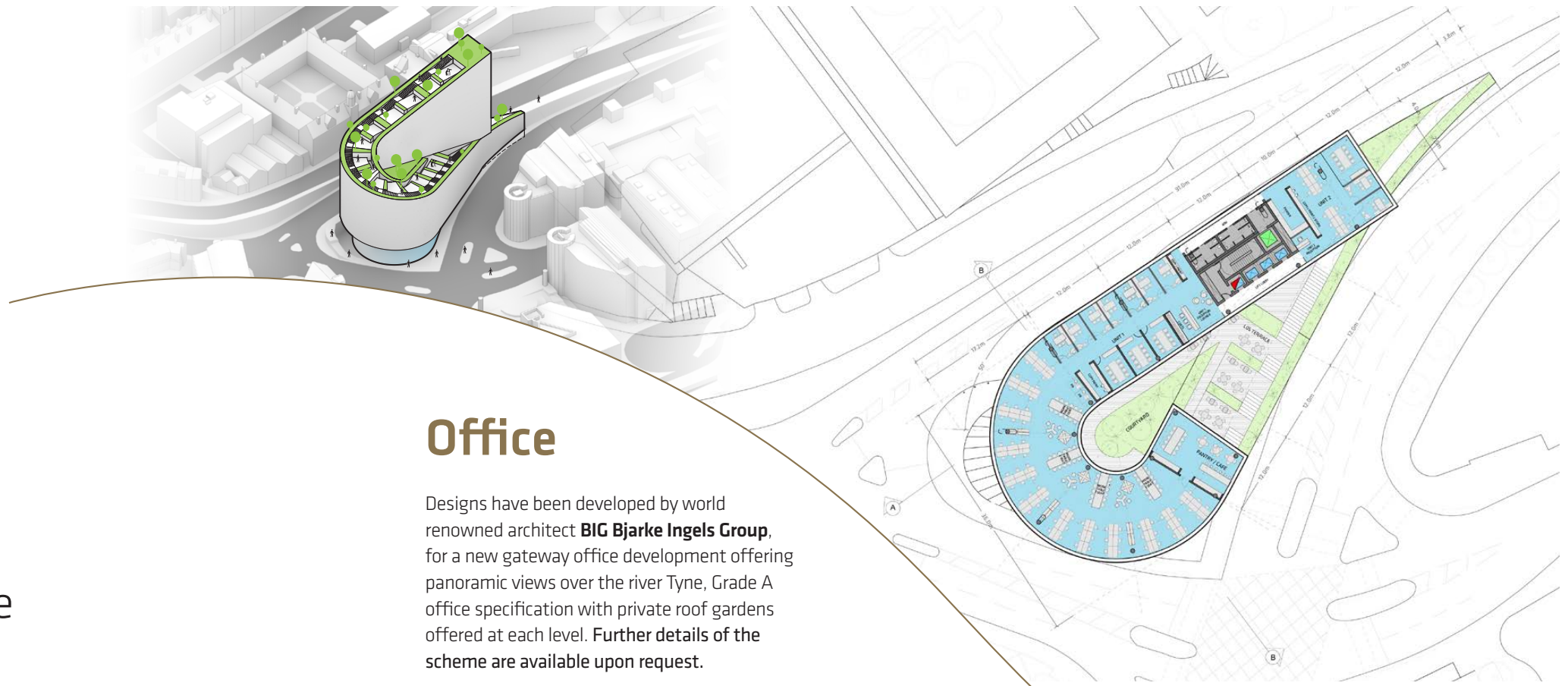
# ONE FOR ALL

## The Opportunity

The site is highly prominent and is suitable for a variety of uses, subject to planning.

## Office

Designs have been developed by world renowned architect **BIG Bjarke Ingels Group**, for a new gateway office development offering panoramic views over the river Tyne, Grade A office specification with private roof gardens offered at each level. Further details of the scheme are available upon request.



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Image of Number One Quayside office scheme designed by BIG | Bjarke Ingels Group



# Residential

United by seven bridges across a spectacular riverscape, NewcastleGateshead form a single, diverse and extremely vibrant destination, and place to call home.

The apartment market is going from strength to strength due to the lack of supply and increasing demand with new build schemes like Lower Steenberg's Yard in the Ouseburn being sold out prior to completion and Hadrian's Tower reportedly achieving values from between £300 to 490 per sq ft.

Number One Quayside is a very rare opportunity to acquire a prime residential on the Quayside amongst all of the social and business activity .

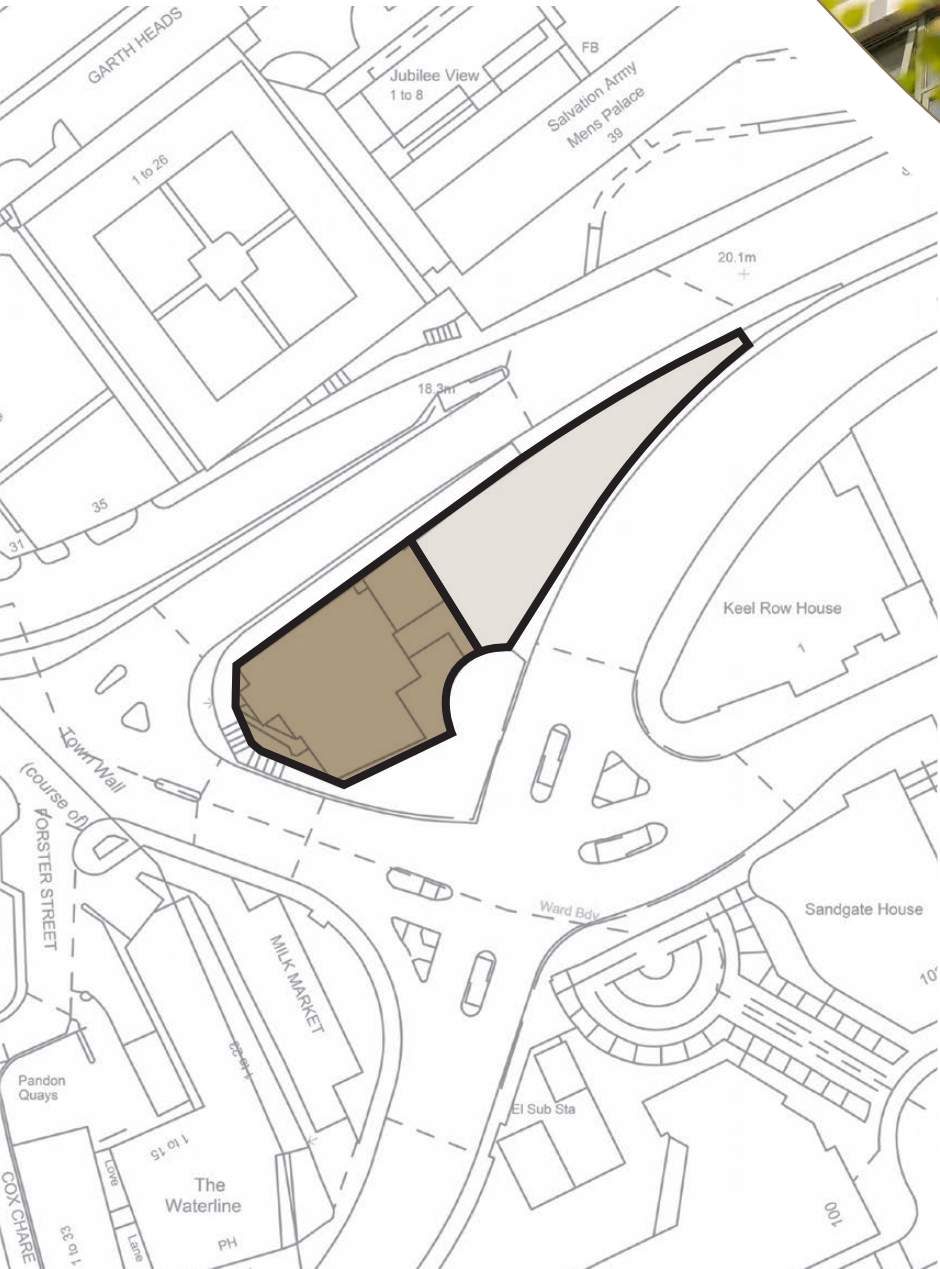


### BALTIC QUAYS

The Baltic Quays is a development consisting of luxury apartments adjacent to the Baltic Centre for Contemporary Art and the international Sage concert hall.

### Site

The site offers an approximate area of site area approximately 0.35 acres (the site is held in two separate titles).



### MALMAISON

The Malmaison Hotel is one of the most iconic hotels in Newcastle with 22 plush rooms and suites only 7 minutes walk via the Millennium Bridge.

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## Planning

Extensive pre-app consultation has been undertaken with the local planning Authority who are in favour of a development of scale on the site offering a gateway development.

## Tenure

Freehold.

## Proposal

Offers are invited on both a conditional and unconditional basis.

**Images courtesy of:**  
Newcastle City Council  
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# ONE TO ONE



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