

THE PIONEER

NEWCASTLE



A new planet positive office development.
Up to 100,000 sq. ft.



Welcome to

THE PIONEER

NEWCASTLE

A building that is truly pioneering

A combination of breathtaking architecture and design, with sustainability and wellbeing at its heart. **A city centre 100,000 sq. ft. blueprint** for the best possible life at work, designed to enable high performance from a workforce of happy and relaxed people.

ST JAMES' PARK

HAYMARKET METRO

NORTHUMBERLAND STREET
AND CITY CENTRE SHOPS

MONUMENT
METRO

SAGE
GATESHEAD

CGI of The Pioneer building in situ

ELDON SQUARE
BUS STATION

THE PIONEER

NEWCASTLE

PATTERN SHOP

QUAYSIDE AND
C2C CYCLE ROUTE

CENTRAL STATION AND
MAINLINE METRO





CGI view of ground floor
main entrance and reception area

What Makes The Pioneer Special?

Design

Architecturally stunning inside and out, leading architecture practice, Allford Hall Monaghan Morris, have created a workplace which is flooded with natural light and has stunning panoramic views and outdoor terraces. It is technologically advanced, supremely accessible and has human wellbeing and environmental considerations at the top of the list of design essentials. A workplace to be proud of for the most meaningful reasons.

CGI view from Forth Street



CGI view of rooftop terrace



Location

At the very heart of historic Newcastle upon Tyne, right beside the city's central rail station connecting the North East to the rest of the UK on the East Coast mainline. It is **five minutes from the Metro light railway network, which connects the Tyne & Wear regional and major bus routes.** On foot or by bike, it is just a few minutes to the city's fantastic cultural, hospitality and retail experiences and Newcastle's iconic Quayside, part of the famous C2C national cycle route.



Located in one of the UK's best connected urban hubs



Bus links

With direct connections between Newcastle and Gateshead, the Quaylink buses provide a high-quality, environmentally friendly operation to get around the city.

Green cycle lanes

With around 16km of new cycle routes developed within the city, there's plenty of safe and scenic paths to explore. Pedal along the River Tyne and enjoy a wonderfully straight and flat route through the leafy, tree-lined cycle paths or head east towards the North East coast on the epic Coast-to-Coast cycle route.

Intercity Metro links

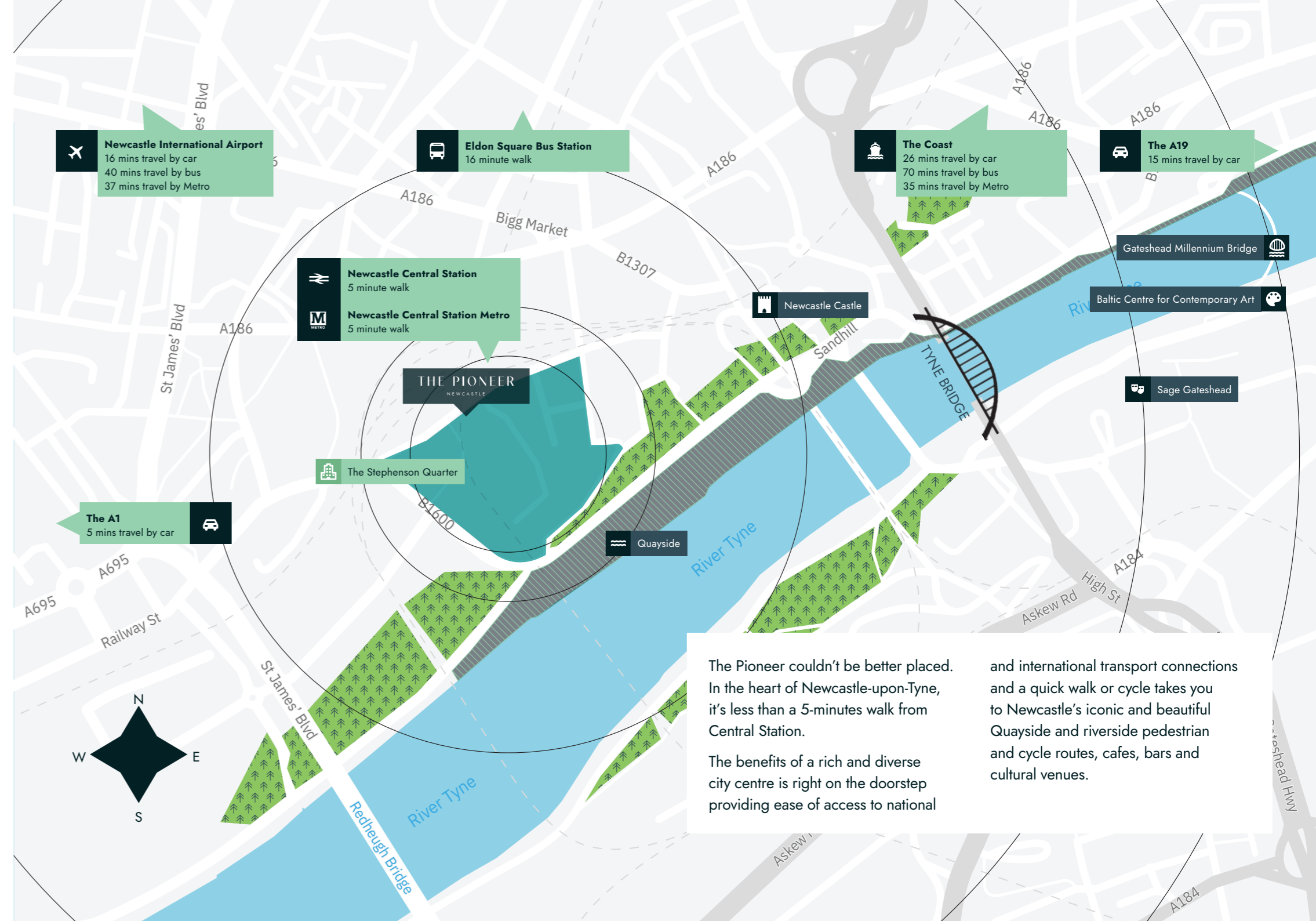
An overground and underground light rail transit system servicing Newcastle upon Tyne, Gateshead, North Tyneside, South Tyneside and the City of Sunderland. A quick and easy to access transport network on the doorstep of The Pioneer.

Closest station – Central Station (located in Newcastle Central Train Station)

Proximity – 5 min walk

National and International Connections

-  Newcastle Central Station – 5 minute walk
-  Newcastle Central Station Metro – 5 minute walk
-  Newcastle Eldon Square Bus Station – 16 minute walk
-  Newcastle International Airport – 16 mins travel by car
40 mins travel by bus
37 mins travel by Metro
-  The Coast – 26 mins travel by car
70 mins travel by bus
35 mins travel by Metro



The Pioneer couldn't be better placed. In the heart of Newcastle-upon-Tyne, it's less than a 5-minute walk from Central Station. The benefits of a rich and diverse city centre is right on the doorstep providing ease of access to national and international transport connections and a quick walk or cycle takes you to Newcastle's iconic and beautiful Quayside and riverside pedestrian and cycle routes, cafes, bars and cultural venues.

Image credits: Newcastle Gateshead Initiative

Heritage

The Pioneer sits where George and Robert Stephenson's first purpose built locomotive factory was established in 1823. Their innovative engineering work drove the global Industrial Revolution, giving this site and the remaining historic buildings **a unique character and history of entrepreneurship** and epoch-changing outcomes.



Image courtesy of the McDowell Trust



Who we are:

We are a joint venture partnership between PfP-igloo and Newcastle City Council, who together are delivering an exemplary urban neighbourhood at the heart of the Stephenson Quarter.

The Pioneer is the stunning gateway building to this mixed-use quarter, and will be one of a family of climate positive developments which support wellbeing and vibrancy at this central, historic site.

Our purpose is **'to lead the way in making places that people love and the planet needs'**.

We are challenging ourselves to meet the climate emergency head on - building planet positive places which go beyond the buildings, to deliver the activities, relationships and public spaces that support wellbeing and nature in our city.

Our developments are "powered by igloo footprint®" a process which PfP-igloo use to support delivery of great projects on behalf of our clients.



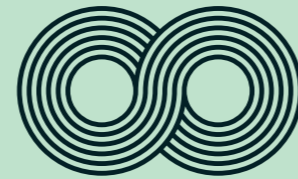
Wellbeing: Delivering Quality of Life



Community: Building Social Capital



Climate: Delivering Planet Positive Places



Circular: Providing Finite Resources



Nature: Rewilding the City



Place: Healthy, Happy Neighbourhoods

6 dimensions aligned with the UN Sustainable Development Goals help us to harness the power of like-minded organisations all pulling in the same direction.



CGI showing our vision for the next phase of development at the heart of the Stephenson Quarter



CGI view of upper floor office space

Who is
The Pioneer for?

Innovative Businesses

The Pioneer represents an attitude and a state of mind, based on positivity and ambition. It provides a unique pre-let opportunity for an innovative business that values the planet, their people and their work-life experience equally.

Highly distinctive on the city's skyline, it will be synonymous with its occupier and is sure to become one of Newcastle's most prized architectural and design gems. And it's just as sure to bring a sense of flow and ease to all who work within.



What The Pioneer Can Offer

Alongside the advantages of The Pioneer's central urban location, we are targeting the highest market standards to create a healthy and sustainable workplace.



CGI view of south facing office terrace



Incorporating Well Building Standards from the outset



WiredScore



Central Urban Hub



Cycle Storage and facilities for sustainable transport



All-Electric Heating and Cooling



BREEAM Excellent



Panoramic Views and Outdoor Terraces



Climate Positive Technologies



Onsite Renewable Energy and Passive Solar Shading



Biophilic Design



Building With Nature Certified

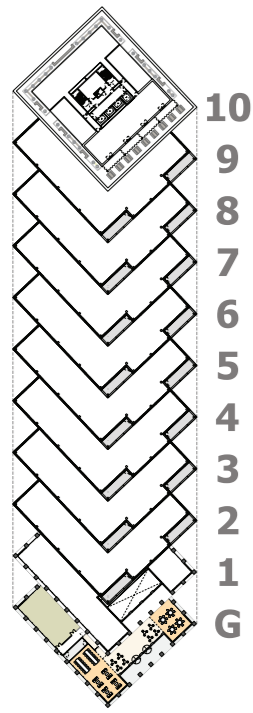


The Pioneer's Southern Elevation

Floor Plans

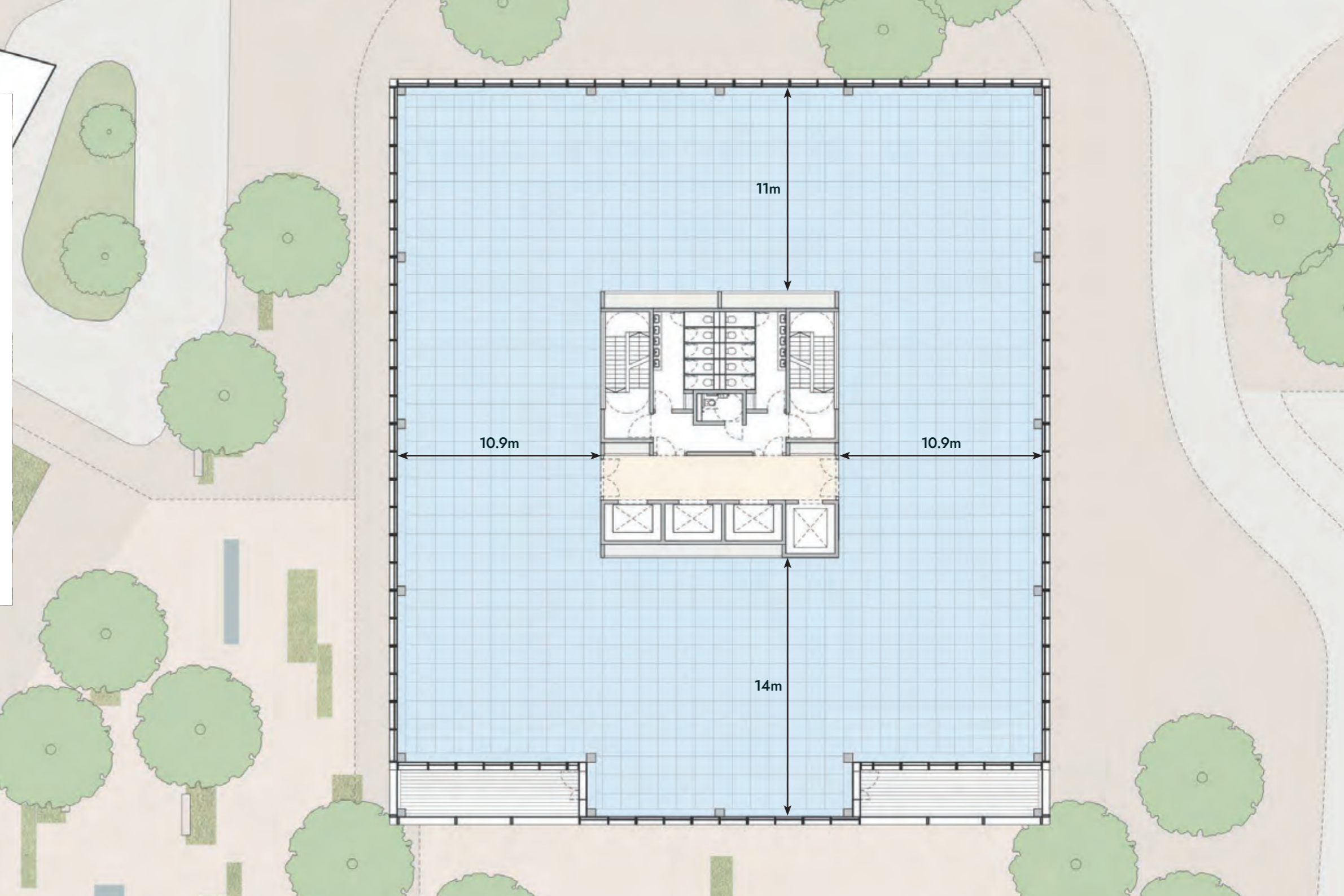
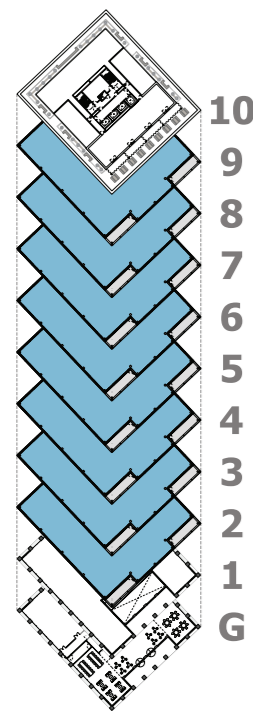
Ground Floor

- Distinctive colonnade entrance from Stephenson Square
- Double height reception area
- Space for flexible co-working spaces, café and cycle storage



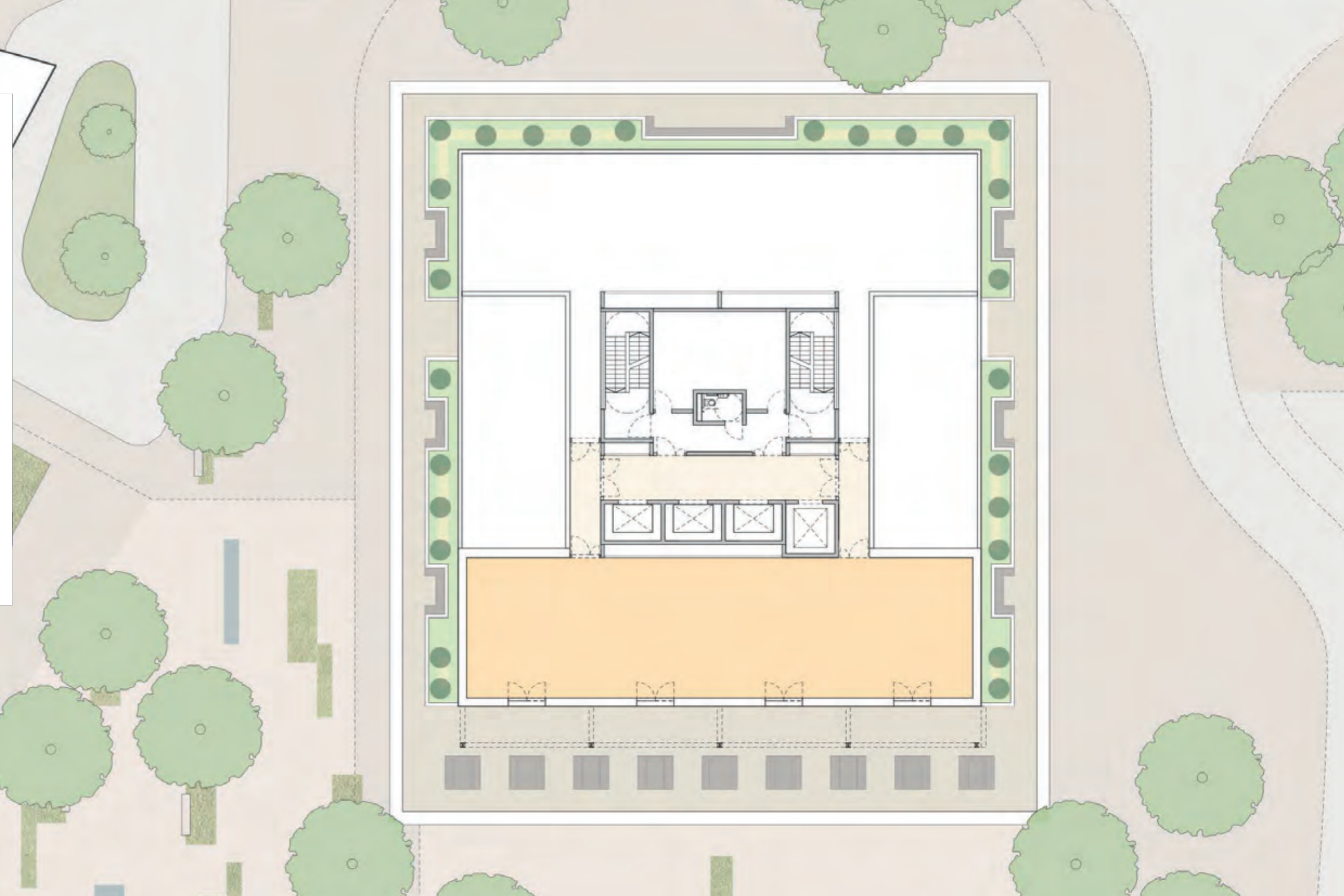
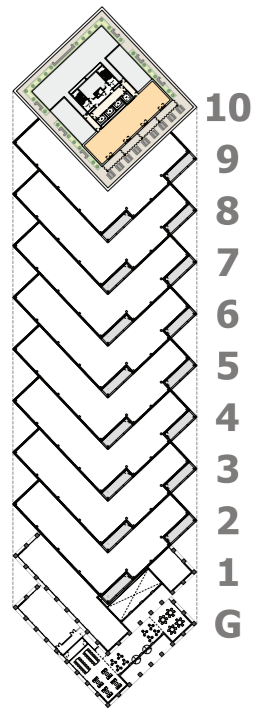
Typical Floor Levels 2-9

- 12,088 sq.ft. office space
- Occupancy 112
- Column-free throughout
- Outdoor terraces to the South



Rooftop terrace

- Flexible, outdoor amenity space
- Stunning river views



Floorplate Areas

Floor	Net Internal Area (NIA)	
	Sq. m.	Sq. ft.
Ground Floor	450	4,844
Rooftop Terrace	207	2,228
Net Internal Area (NIA) - Office		
Level 1	860	9,257
Level 2	1,123	12,088
Level 3	1,123	12,088
Level 4	1,123	12,088
Level 5	1,123	12,088
Level 6	1,123	12,088
Level 7	1,123	12,088
Level 8	1,123	12,088
Level 9	1,123	12,088
Total	10,501	113,033



Get In Touch

We hope you're as excited by the sound of The Pioneer as we are to bring it to you. If you're intrigued to find out more, our team are on hand to discuss your requirements and are always happy to help. Give us a call on or email your request to:



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NEWCASTLE

A development by PfP Igloo and Newcastle City Council



www.thepioneernewcastle.co.uk



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