



Innovation

Welcome
to
The

Discover opportunities. Generate new ideas. Exceed all expectations. The Lumen provides cutting-edge office space in the thriving community of Newcastle Helix.

works in mysterious ways

Illuminating a new way of working

We're not trying to meet expectations. We're trying to exceed them. To open up how space is used. How businesses innovate. How people collaborate. The Lumen is 106,000 sq ft of brandnew Grade A offices, right in the heart of the city. Offering sophistication, with accessibility. Cutting-edge amenities, with ease of use. A space for an international brand to make their own. Side by side with a wide range of innovative new businesses. All with unparalleled support.

Expect more at The Lumen.

Padiant ideas



Open spaces to meet, chat and share ideas

The Lumen

Exciting ideas spark from great connections. That's why The Lumen champions a thriving, collaborative environment at all turns – from our in-house 5,000 sq ft incubatoraccelerator space to the broader Newcastle Helix neighbourhood. We believe in a space where people meet, chat, share ideas and challenge each other.

cast inspiring shadous



The Newcastle Helix community





The Lumen's 106,000 sq ft offers versatile floorplates. Co-working spaces are designed for the modern worker, complete with state-of-the-art amenities. This is an unmissable opportunity for people within the life science, tech and business community looking to connect and excel.





The Lumen has been designed to maximise natural light.

Unexpected connections create sparks

that shine a light on new possibilities



Newcastle Helix



Introducing Newcastle Helix.
The drive for better living informs every aspect here – from devising tech for new generations to unwinding with friends over a cup of coffee.



Bringing together start-ups, established businesses and game-changing pioneers, Newcastle Helix empowers businesses focussing on development, research and collaboration. It plays host to the National Innovation Centres for Data and Ageing, allowing us to champion the country's boldest thinkers in our bid to help everyone live easier, healthier, longer and smarter lives. This is a space built for today and driven by the future.

3 National Centres of Excellence

acre hybrid city quarter in Newcastle centre

 $\pm 350_{m} \; {}_{\text{flagship project}}$

450 homes for ambitious young professionals and families

 $20,290 \ {\scriptstyle \text{digital jobs, £1 billion GVA,}} \\ 22\% \ {\scriptstyle \text{high-growth firms}}$

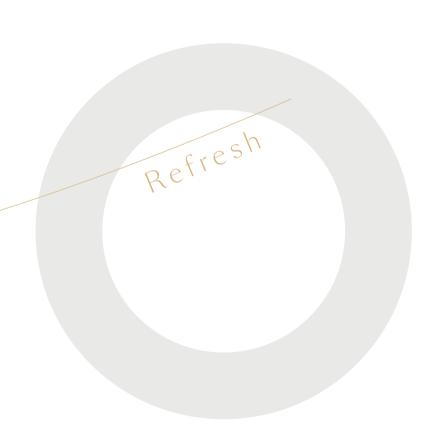
fastest-growing tech sector outside of London

end betony



Work-life balance

Grab a drink after work. Take clients for lunch. Catch up with co-workers over coffee. The Lumen offers a host of nearby bars, cafés and restaurants, both within the Newcastle Helix development and throughout the city. Newcastle's diverse restaurants, great shops and the open green spaces of Leazes Park and Exhibition Park ensure co-workers can connect and unwind in the area. Better working is at the heart of our offering.



Local destinations



Transport

- 1 Newcastle Central Station
- 2 Haymarket Metro & Bus Interchange
- 3 Monument Metro Station
- 4 St James Metro Station

Education

- 5 International Centre for Life
- 6 Northumbria University
- 7 North East Futures UTC
- 8 Newcastle College
- 9 Discovery Museum
- 10 City Library
- 11 Dance City

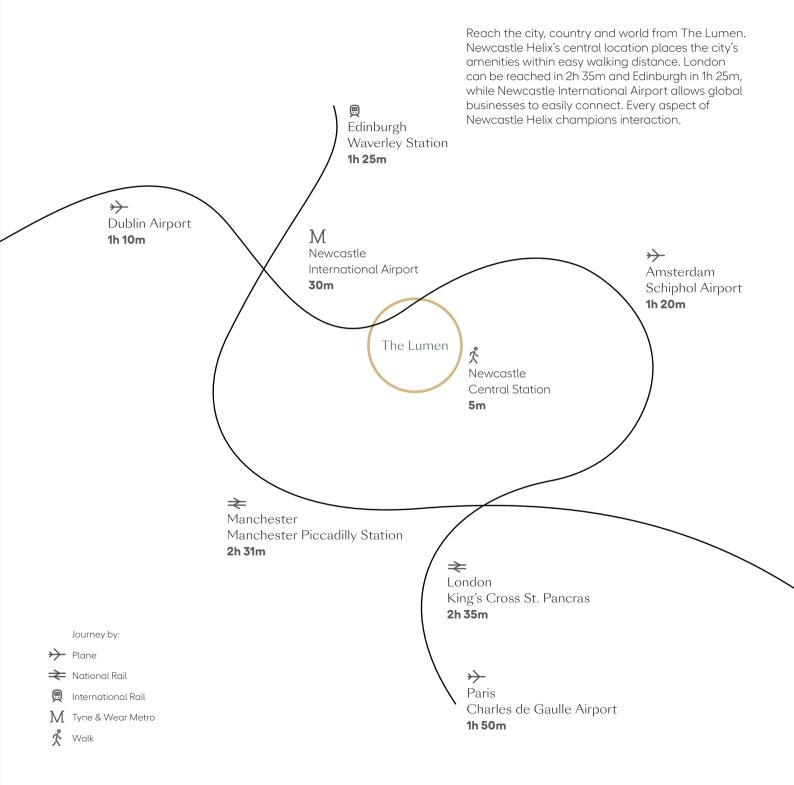
Leisure & retail

- 12 Crowne Plaza
- 13 Lane 7
- 14 Metro Radio Arena
- 15 Theatre Royal
- 16 Northern Stage
- 17 Leazes Park
- 18 Exhibition Park
- 19 The Sage Gateshead
- 20 Baltic Centre for Contemporary Art
- 21 Lang Art Gallery
- 22 Grey Street
- 23 Eldon Square

Restaurants

- 24 The Botanist
- 25 Browns
- 26 Decantus
- 27 Pink Lane Coffee
- 28 Blake's
- 29 China Town
- 30 The Earl of Pitt Street
- 31 Café 21
- 32 House of Tides
- 33 Marco Pierre White Steakhouse

Global connections







Tourism attractions

Newcastle and the North East

River Tyne

Once the city that spearheaded the Industrial Revolution, Newcastle continues its legacy as a beacon of progress in a tech-driven world. Today, the North East is the densest region in England for employment in the life sciences and healthcare sector, proudly hosting numerous research facilities – from the National Innovation Centre for Ageing to the Centre for Process Innovation. Newcastle Helix is the latest chapter in Newcastle's inspiring story of innovation.

Local cafés





Local restaurants

x o explore

51,000 STEM students in Newcastle

Top 10 destination city for FPBS businesses

working people within 30 minutes' drive of Newcastle centre

55% graduate retention rate in Newcastle

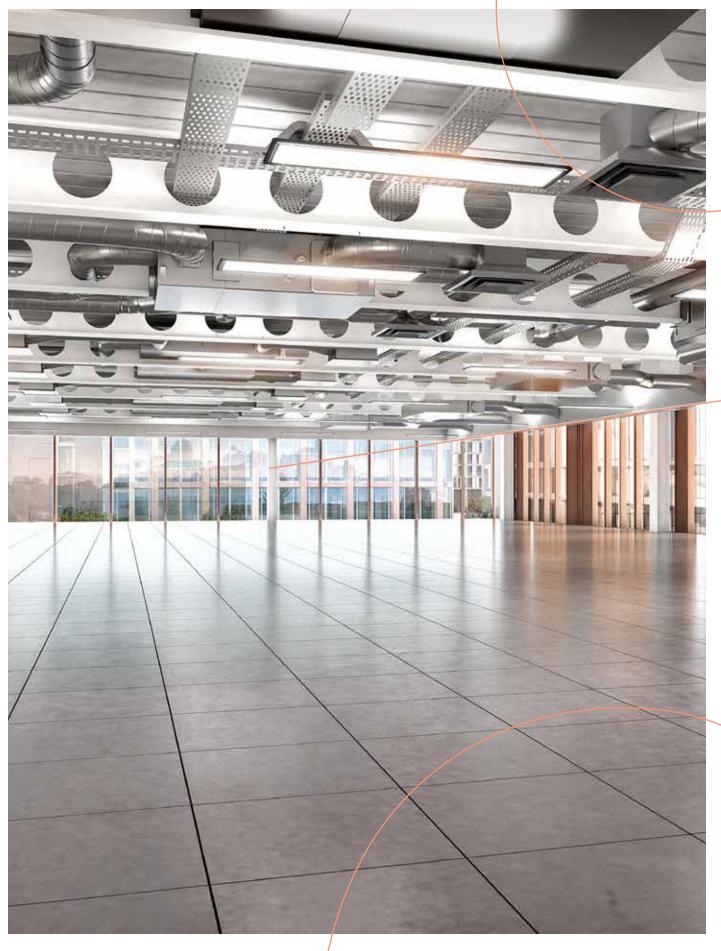
3 law schools

Russell Group
Universities

University Technical College



Leazes Park



Innovation needs a space

that radiates with curiosity,

diversity and knowledge

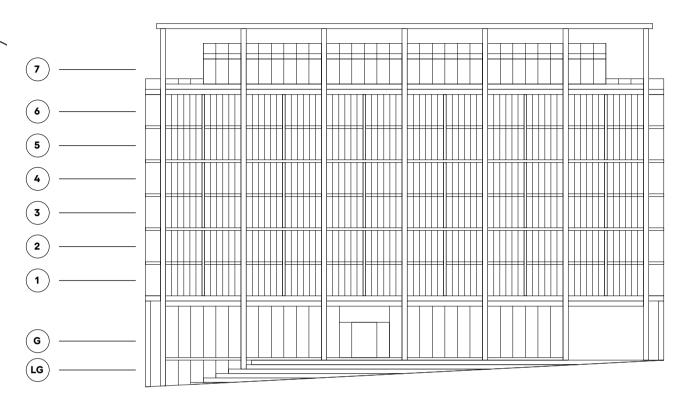
Facilities within The Lumen are designed to champion Newcastle Helix's belief in better living.

Floor-to-ceiling windows flood the space with natural daylight, providing a healthy environment throughout, while air conditioning maintains a constant indoor temperature. Fitted with showers, changing facilities and racks for 100 bikes, The Lumen ensures a comfortable working experience.

Communal spaces offer co-workers the chance to connect. The Lumen is designed with this approach in mind, from its spacious reception to welcoming outdoor areas. Situated just moments away is picturesque Leazes Park, where people can unwind and find inspiration.

Specification

- Large communal reception area of 2,400 sq ft
- Excellent natural light on large open floorplates of up to 1,406 sq m (15,134 sq ft)
- Central core providing flexible floorplate
- Depth of 15m window to core
- Designed to an occupational density of 1:8 sq m
- Raised floors with 150mm void
- Finished floor-to-ceiling height of 2.8m
- 4 pipe fan coil air conditioning
- LED lighting providing 350 lux at desk level
- Exposed services
- Floor loading 3.0+1 kN/m²
- Shower facilities 1 per 68 persons
- Secure cycle storage 100 spaces
- On-site multi-storey car parking at 1:1,000 sq ft providing 107 spaces for the building
- BREEAM Excellent
- Anticipated EPC Rating: A
- Target WiredScore rating: Platinum



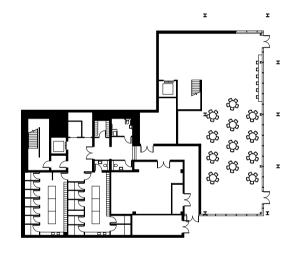
The Lumen diagram not to scale

Floor	SQ M	SQ FT
Seventh	1,045	11,253
Sixth	1,346	14,493
Fifth	1,346	14,493
Fourth	1,346	14,493
Third	1,406	15,134
Second	1,406	15,134
First	1,406	15,134
Ground (Area)*	271	2,917
Lower Ground*	285	3,068
Total	9,857	106,119
Ground (Café)	263	2,831

Adjustable floor plans with spacious attributes and various possibilities

Lower Ground Floor*

285 sq m 3,068 sq ft



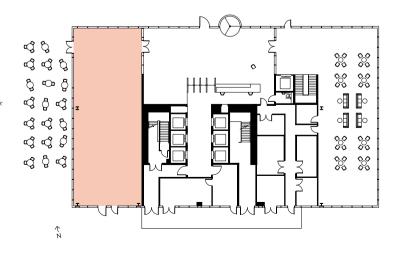
Ground (Café)

263 sq m 2,831 sq ft

Ground (Area)*

271 sq m 2,917 sq ft

Café

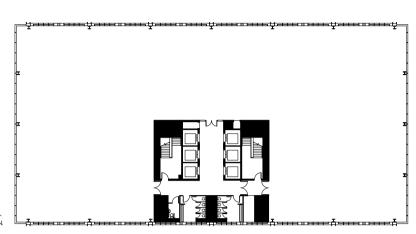


*To be taken as a single demise. Suitable for B1 office or A3/A4 leisure use.

Floorplans not to scale, for indicative purposes only.

Typical Floor 1–3

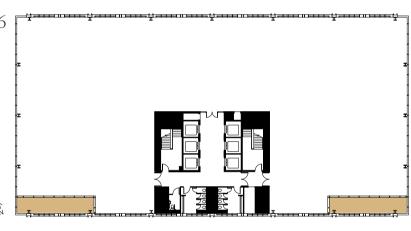
1,406 sq m 15,134 sq ft



Typical Floor 4–6

1,346 sq m 14,493 sq ft

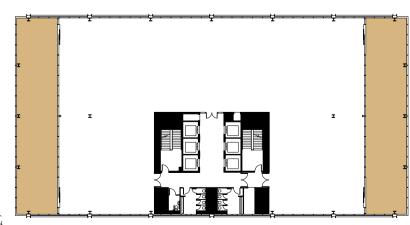
Balcony



Seventh Floor

1,045 sq m 11,253 sq ft

Terrace



1

Influence



Newcastle City Council and Legal & General in Dynamic Partnership

Contact us



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