

PORTLAND  
HOUSE

New Bridge Street West,  
Newcastle upon Tyne, NE1 8AL  
[www.portlandhouse.uk](http://www.portlandhouse.uk)



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# INTRODUCTION

## PORTLAND HOUSE IS A NEWLY REFURBISHED GRADE A OFFICE EXTENDING TO OVER 60,000 SQ FT

The inspiring workspaces, set over five floors, are designed with quality, productivity, sustainability and wellbeing at their core.

The building will contain innovative communal space in a Grade II listed building, extensive end of journey facilities and a wrap around terrace looking over the city centre.

The building is centrally located opposite the Laing Art Gallery and a two minute walk to Northumberland Street. Monument and Manors Metro Stations are within a five minute walk.





CONTEMPORARY  
DESIGN  
PORTLAND  
HOUSE HERITAGE  
ROOTS

PORTLAND  
HOUSE



# OUR BUILDING

PORTLAND HOUSE IS A NEWLY  
REFURBISHED GRADE A OFFICE  
EXTENDING TO OVER 60,000 SQ FT

The building will deliver space that allows occupiers to feel secure and energised in a workplace that fosters collaboration, creativity and innovation.





# PORTLAND HOUSE NEW WAYS TO WORK

## FLEXIBLE SPACES

Choose your own front door off Blue Carpet Square. Portland House is unique in offering the option of three receptions, including a newly built central reception to provide total flexibility to occupiers.

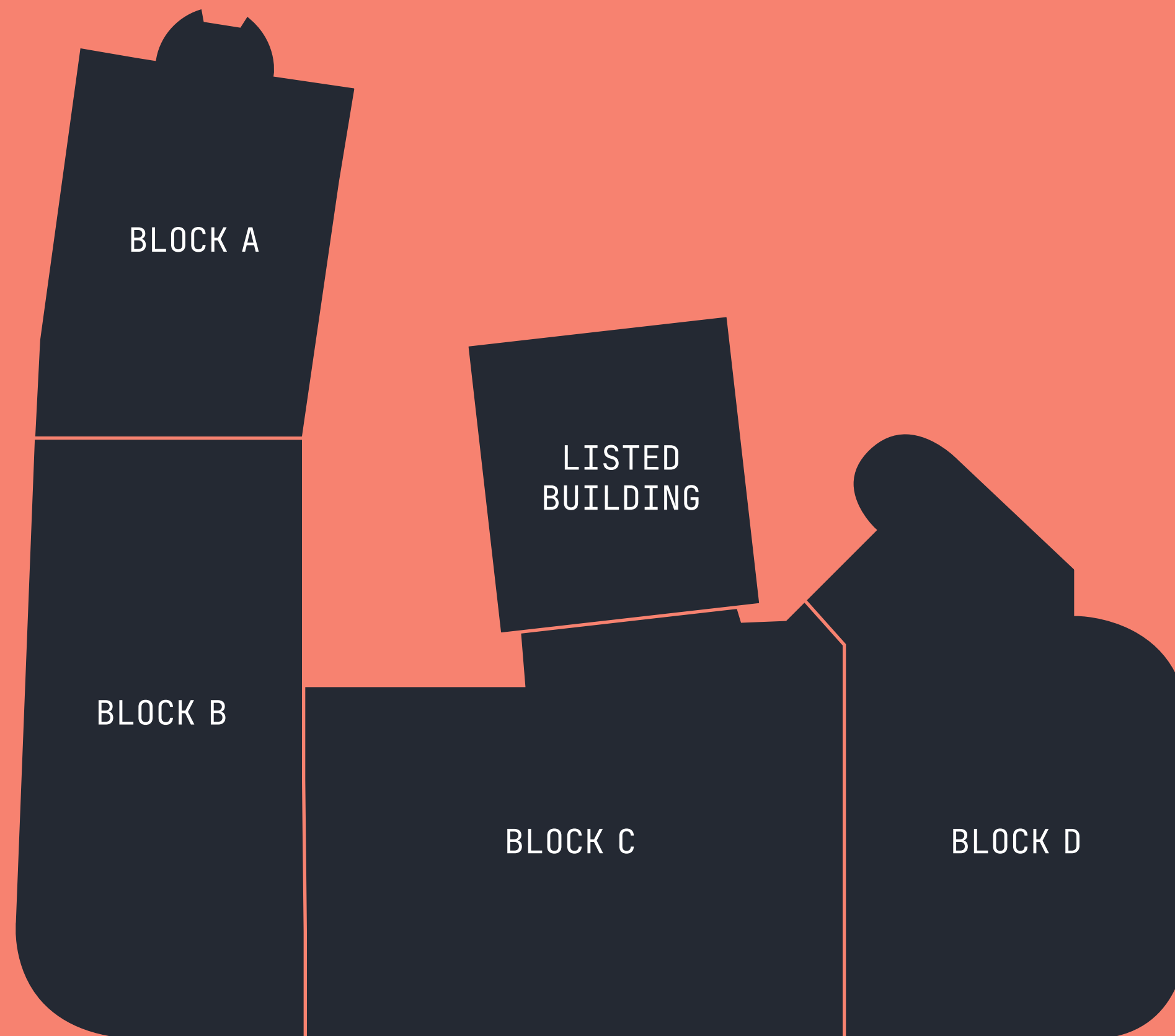
The central Grade II listed building has been converted to provide town hall and meeting space. This gives occupiers the ability to work outside their demise and host meetings at no extra cost.

The building provides dual and triple aspects which flood the floorplates with natural light.



# AREA SCHEDULE

THE LAYOUT AND DEPTH OF BUILDING ALLOWS FOR AN INCREDIBLY FLEXIBLE FLOORPLAN LAYOUT. THE SIZE OF FLOORPLATE CAN BE TAILORED TO THE OCCUPIER.



## Blocks A, B and C

| FLOOR  | SQM   | SQFT   |
|--------|-------|--------|
| GROUND | 1,179 | 12,693 |
| FIRST  | 1,168 | 12,573 |
| SECOND | 862   | 9,278  |
| THIRD  | 504   | 5,423  |

## Block D

| FLOOR  | SQM | SQFT    |
|--------|-----|---------|
| GROUND | 416 | 4,481.0 |
| FIRST  | 355 | 3,816.9 |
| SECOND | 355 | 3,824.4 |
| THIRD  | 357 | 3,843.8 |
| FOURTH | 306 | 3,299.1 |

## Listed Building

| FLOOR             | SQM | SQFT  |
|-------------------|-----|-------|
| COMMUNAL FACILITY | 299 | 3,218 |
| FIRST             | 183 | 1,971 |



# FLOORPLANS

## Ground Floor

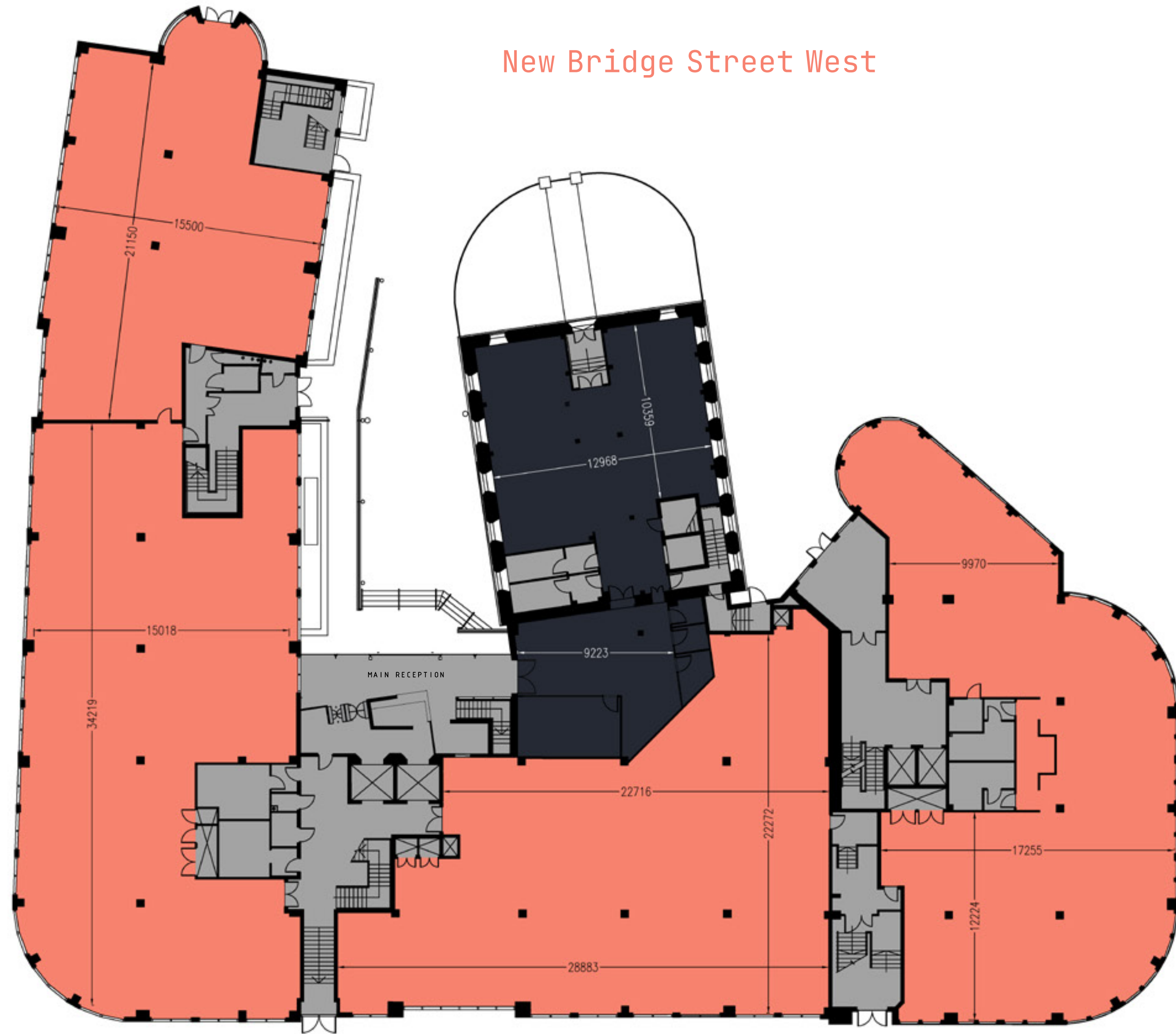
### KEY

- OFFICE
- CORE
- TERRACE
- COMMUNAL

17,174 NIA Sq Ft

1,596 NIA Sq M

John Dobson Street



New Bridge Street West



Market Street



# FLOORPLANS

## First Floor

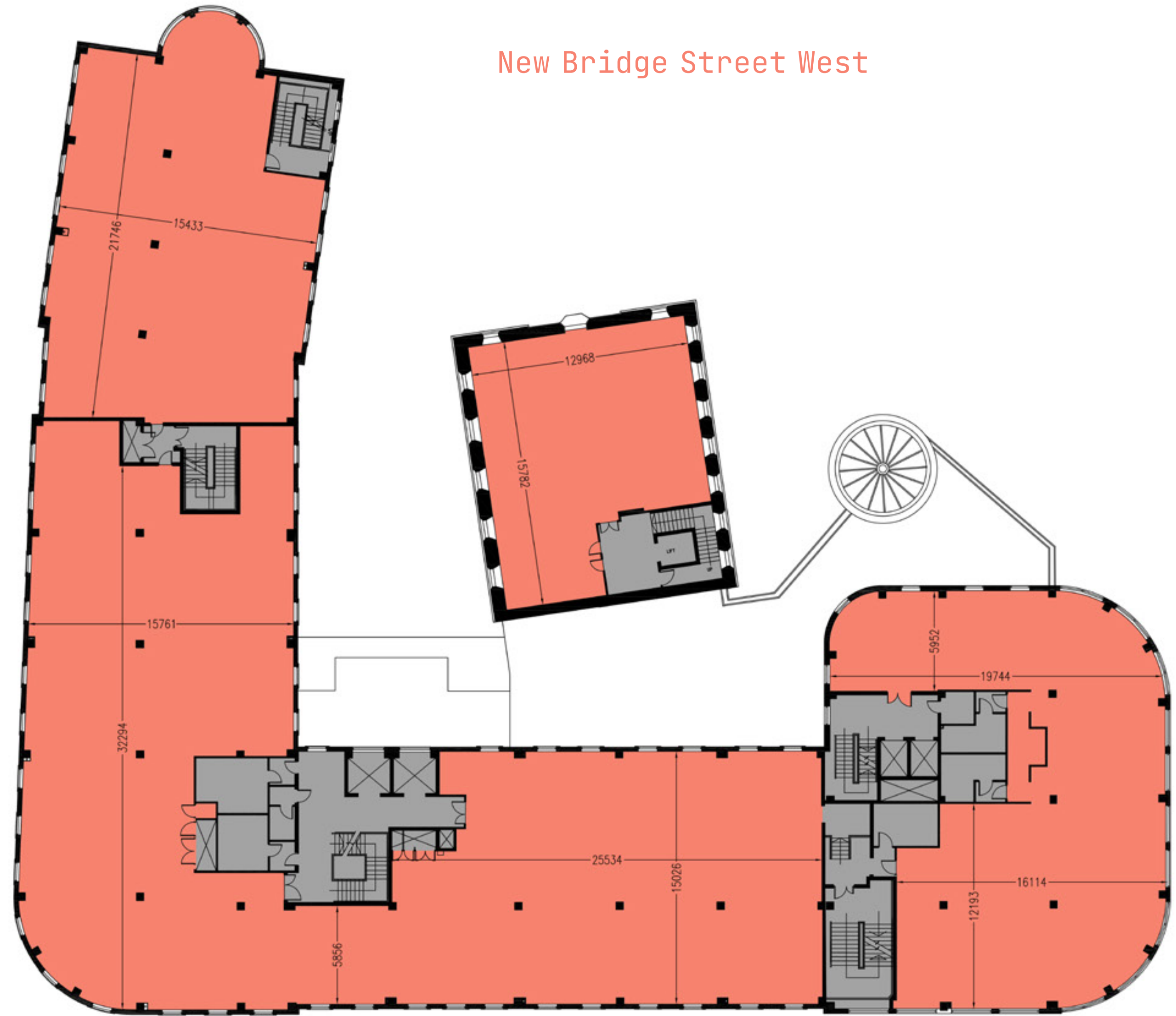
### KEY

- OFFICE
- CORE
- TERRACE
- COMMUNAL

18,361 NIA Sq Ft

1,706 NIA Sq M

John Dobson Street



Market Street



# FLOORPLANS

## Second Floor

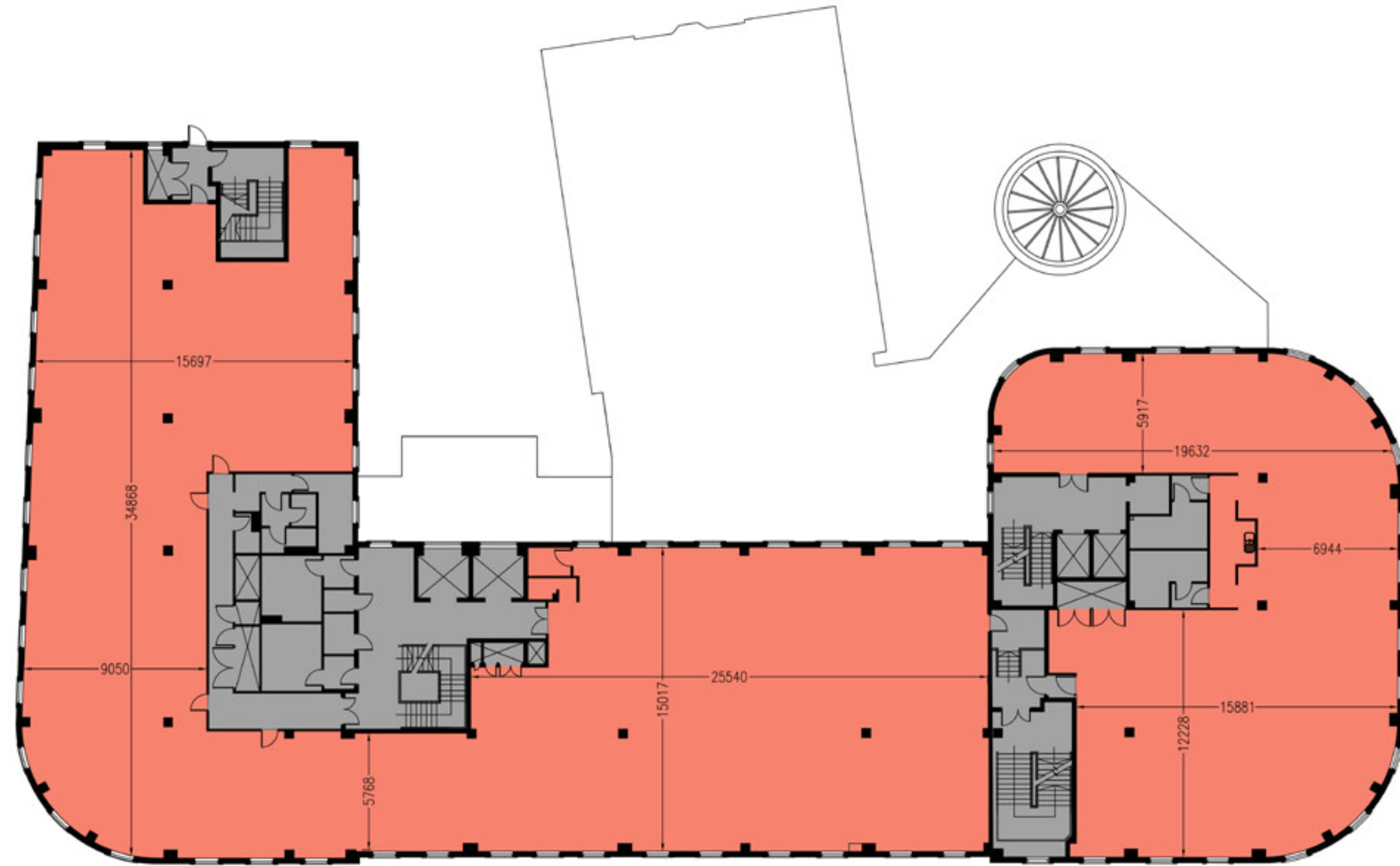
### KEY

- OFFICE
- TERRACE
- CORE
- COMMUNAL

13,103 NIA Sq Ft

1,217 NIA Sq M

John Dobson Street



New Bridge Street West

N  
↑

Market Street



# FLOORPLANS

## Third Floor

### KEY

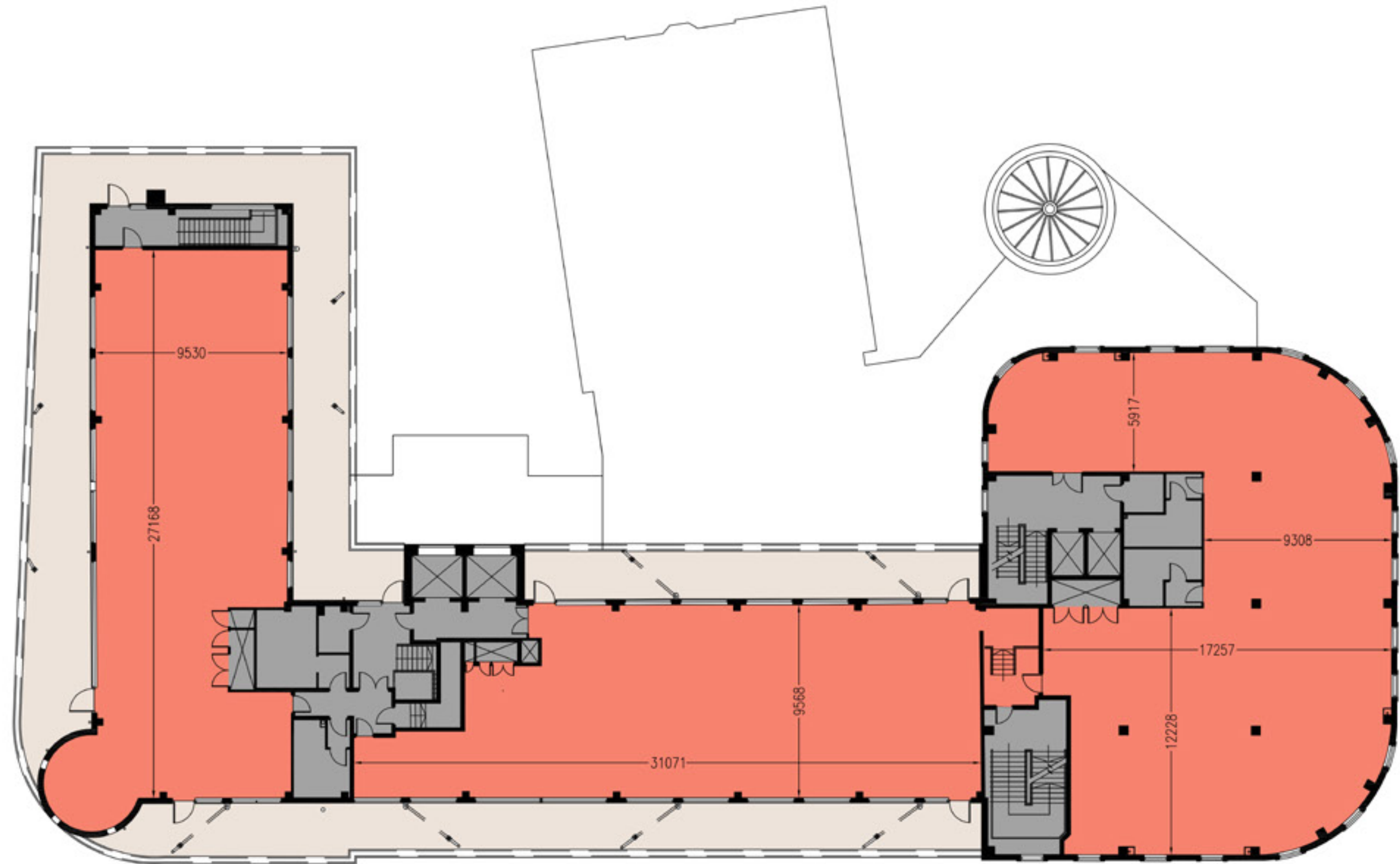
- OFFICE
- TERRACE
- CORE
- COMMUNAL

9,267 NIA Sq Ft

861 NIA Sq M

John Dobson Street

New Bridge Street West



Market Street



# FLOORPLANS

## Fourth Floor

### KEY

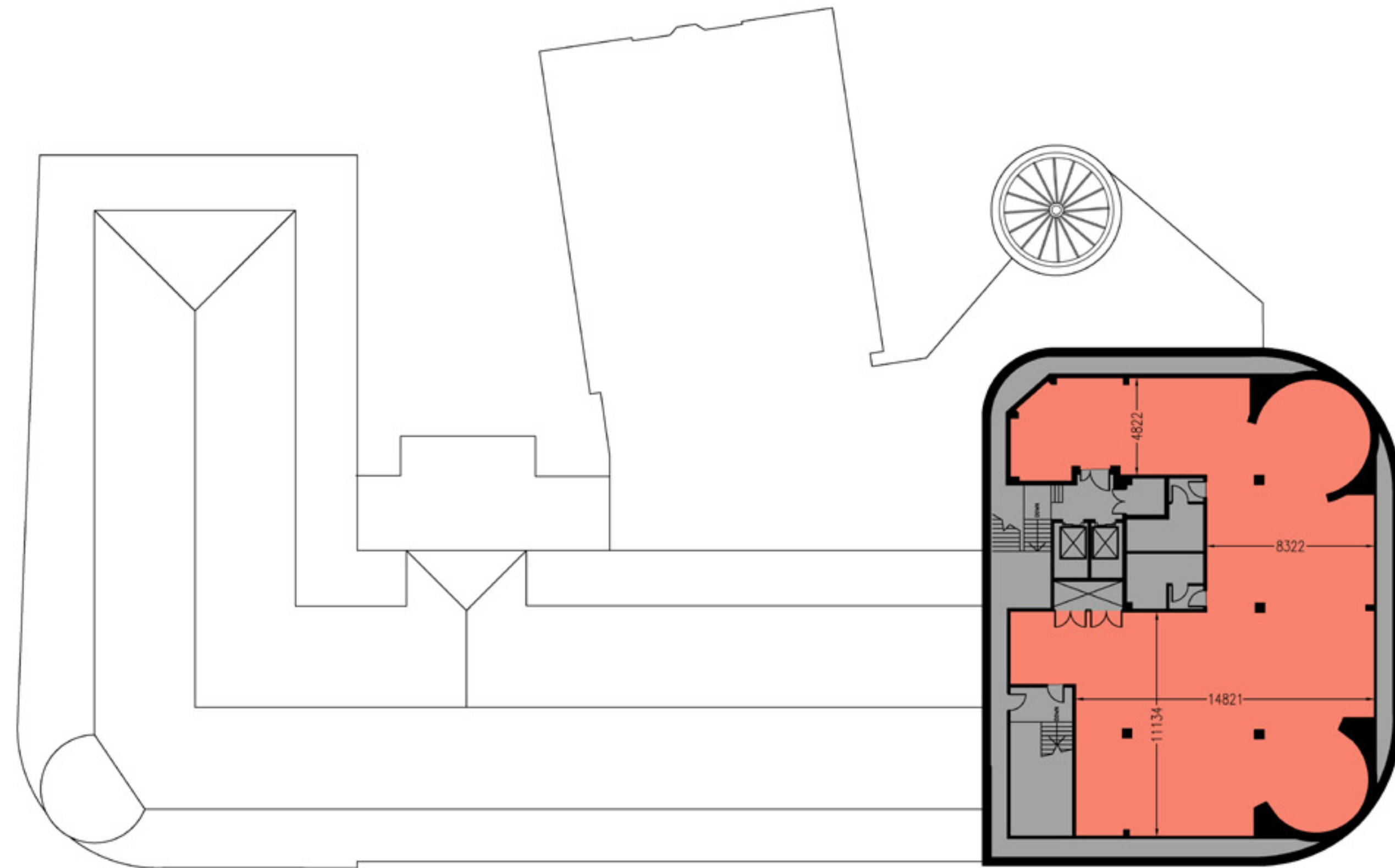
- OFFICE
- TERRACE
- CORE
- COMMUNAL

3,299 NIA Sq Ft

306 NIA Sq M

John Dobson Street

New Bridge Street West



Market Street



SPACE TO  
BREATHE  
PORTLAND  
HOUSE ROOM TO  
GROW





# EXAMPLE FLOORPLANS

LOW DENSITY – 83 WORKSTATIONS

## Third Floor

Desk Spaces: 83

Reception: 1

10 Person Boardroom Room: 1

4 Person Meeting / Quiet Room: 6

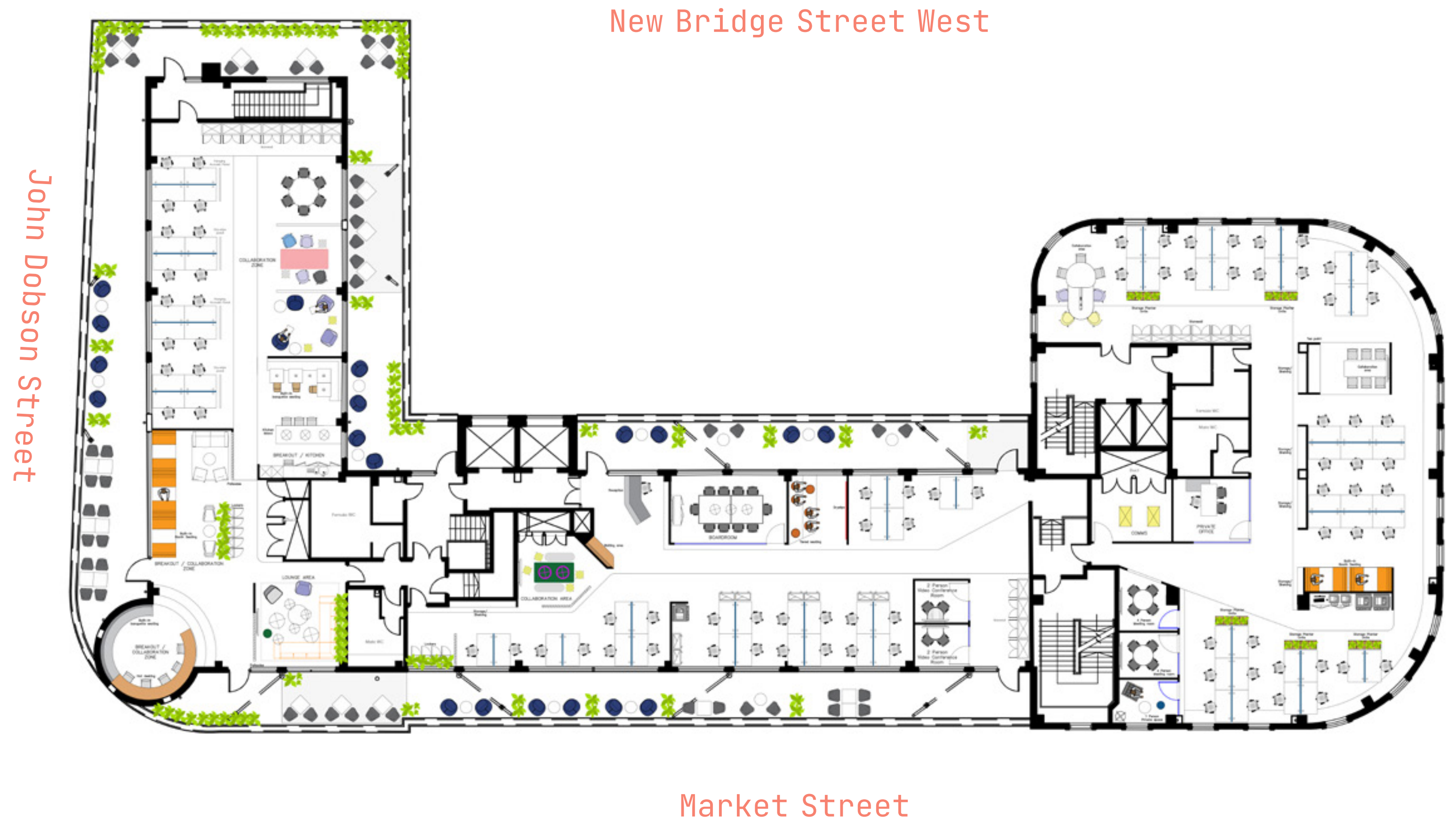
Breakout Team Space: 9

Kitchen Point: 1

Server / Av Room: 2

Area Sq M: 861

Area Sq Ft: 9,267





# EXAMPLE FLOORPLANS

HIGH DENSITY – 124 WORKSTATIONS

## Third Floor

Desk Spaces: 124

Reception: 1

10 Person Boardroom Room: 1

4 Person Meeting / Quiet Room: 4

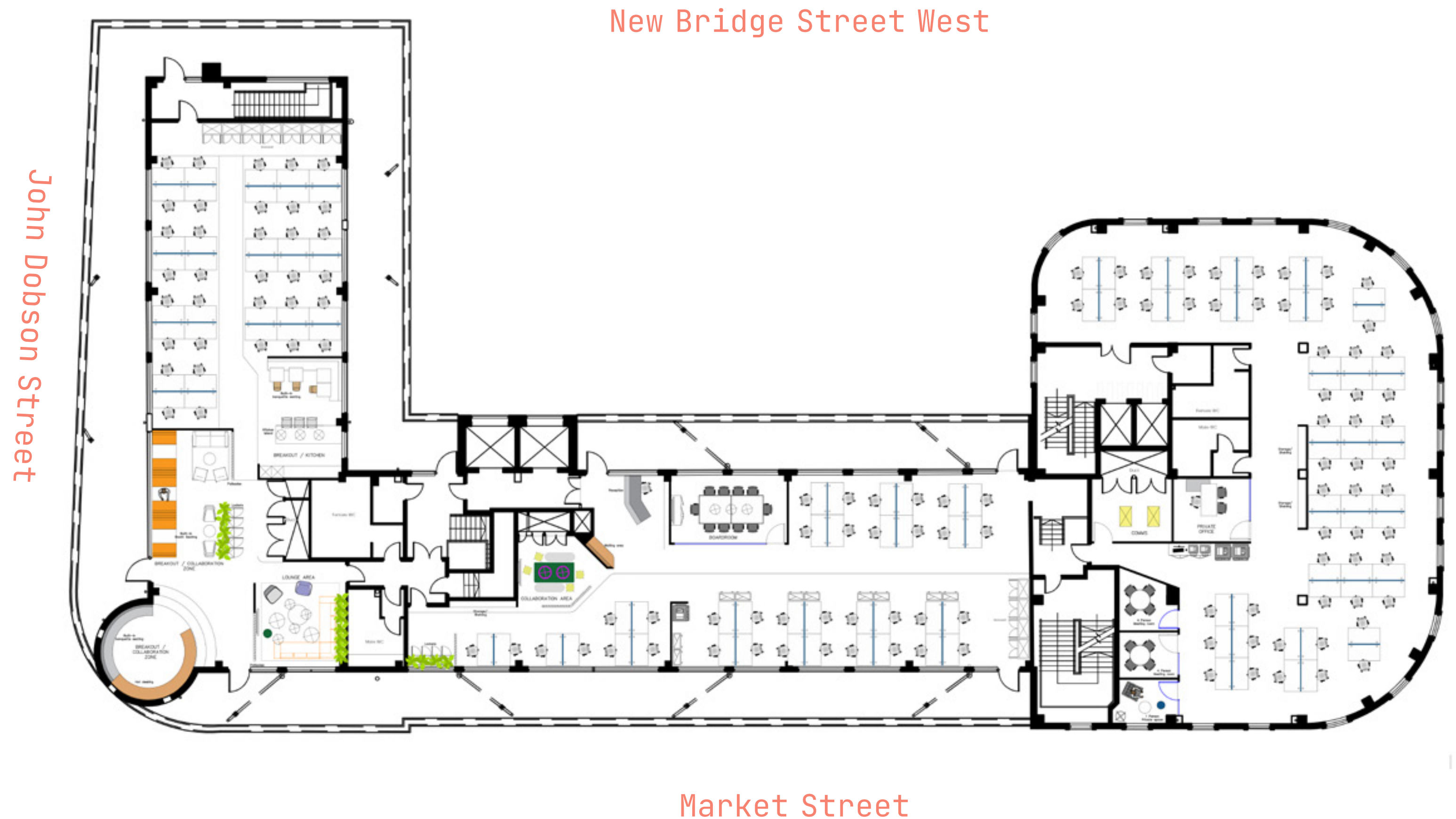
Breakout Team Space: 3

Kitchen Point: 1

Server / Av Room: 2

Area Sq M: 861

Area Sq Ft: 9,267





MINDS COME  
TOGETHER  
PORTLAND  
HOUSE IDEAS ARE  
SHARED





# FACILITIES

## PORTLAND HOUSE OFFERS NEWLY BUILT FACILITIES TO PROMOTE A HEALTHY AND ACTIVE LIFESTYLE

A newly created, fully managed, end of journey facility has been built at basement level. The key facilities include:



Female & male shower facilities - 14 in total



63 lockers



80 secure cycle spaces



Bicycle repair station



Electric charge points for cars and E-bicycles



Secure basement car parking

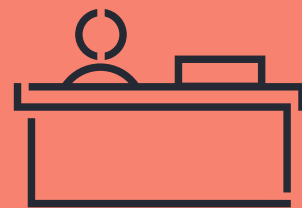


# SPECIFICATION

## PORTLAND HOUSE OFFERS STATE OF THE ART COMMUNICATIONS TECHNOLOGY

The specification includes environmental enhancements designed to reduce CO2 emissions and promote wellness for occupiers.

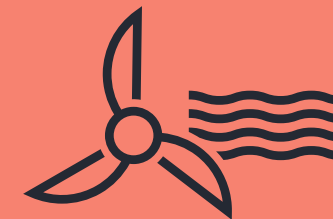
Other features include the following:



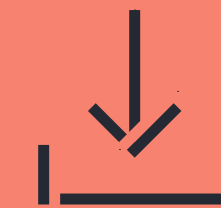
- Stunning new reception area with facilities manager



- Designed to an occupational density of 1:8 sq m



- VRF cooling system  
No recycled air



- Instant connection with pre-agreed access to BT Openreach and Virgin Media



- Breakout / co-working communal space of over 3,000 sq ft



- Raised floors with 150mm void



- 2 x 13 person lifts  
2 x 9 person lifts



- EPC Target: B



- Building shape allows for flexible division



- Slab to slab height of 3.6m



- New LED lighting and motion sensors



- WiredScore Certified: Platinum



WELLBEING  
FOCUSSED  
PORTLAND  
HOUSE SUSTAINABLY  
MINDED

SHOWER







CENTRAL  
LOCATION  
PORTLAND  
HOUSE DOORSTEP  
AMENITIES

PORTLAND HOUSE IS LOCATED IN A PRIME POSITION WITHIN NEWCASTLE CITY CENTRE.

The wide array of amenities on Northumberland Street are 200 metres to the west including Eldon Square one of the UK's largest shopping centres.

Stack, Newcastle's leisure and social hub, is adjacent as well as the Laing Art Gallery opposite.



# BACK-UP POWER

PORTLAND HOUSE IS THE ONLY OFFICE BUILDING IN NEWCASTLE WITH PRIVATE, DEDICATED, LANDLORD-OWNED EMERGENCY POWER PROVISION.

The building is installed with:

- 100kVA uninterruptible power supply (UPS)
- 560 kVA diesel generator

Portland House is certified WiredScore Platinum. The building's two dedicated telecommunication rooms will have uninterrupted power ensuring that pre-agreed connectivity to BT Openreach and Virgin Media is never lost.

All occupiers will benefit from back-up power to life safety equipment and lighting as well as power to communal areas.

In addition, occupiers will have the option to back-up heating and cooling systems, small power, and lighting within their demise.







NEWCASTLE UNIVERSITY

CIVIC CENTRE

NORTHUMBRIA UNIVERSITY

ELDON SQUARE

NORTHUMBERLAND STREET

PH

MANORS STATION

MONUMENT

GREY STREET

THEATRE ROYAL

CENTRAL STATION



# LOCATION

NEWCASTLE IS THE REGIONAL CAPITAL OF THE NORTH EAST.

Newcastle benefits from superb transport infrastructure by road with excellent access via the A1 north to Edinburgh and south to Leeds.

Newcastle International Airport is located to the north west of the city with daily flights to Stanstead, Heathrow and Gatwick and over 85 other worldwide destinations.

Newcastle Central Station is located on the East Coast Mainline.

Newcastle is also home to **58,000 STUDENTS** and both Newcastle University and Northumbria University campuses are in close proximity.



Travel times by rail:

Edinburgh: 1h35m    Manchester: 2h10m

Leeds: 1h20m    London Kings Cross: 2h45m

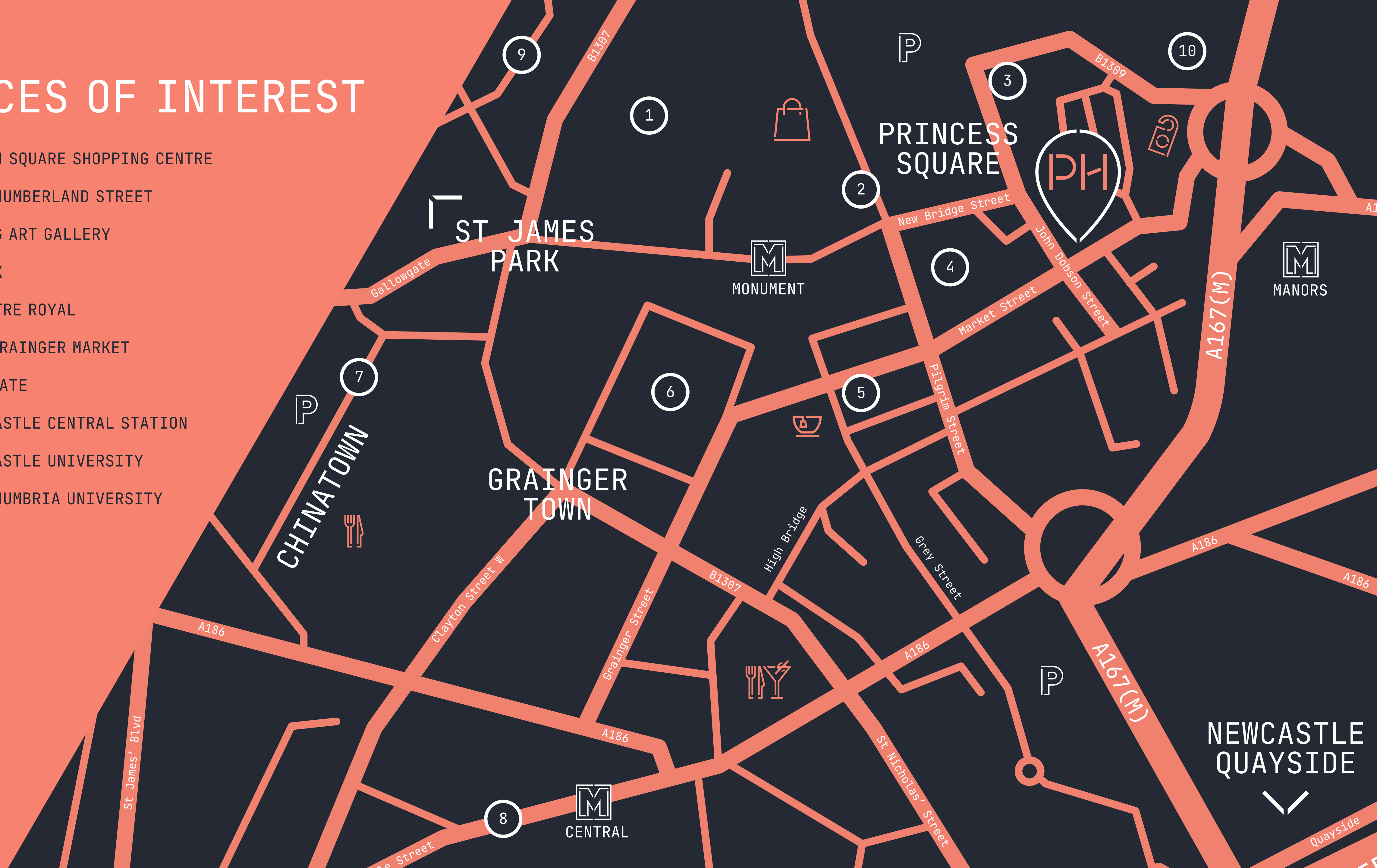


Transport links include **MONUMENT** and **MANORS** stations to the west and east respectively as well as numerous bus stops on **JOHN DOBSON STREET**. **NEWCASTLE CENTRAL STATION** is an 8 minute walk.



# PLACES OF INTEREST

1. ELDON SQUARE SHOPPING CENTRE
2. NORTHUMBERLAND STREET
3. LAING ART GALLERY
4. STACK
5. THEATRE ROYAL
6. THE GRAINGER MARKET
7. THE GATE
8. NEWCASTLE CENTRAL STATION
9. NEWCASTLE UNIVERSITY
10. NORTHUMBRIA UNIVERSITY





# SURROUNDING REGENERATION

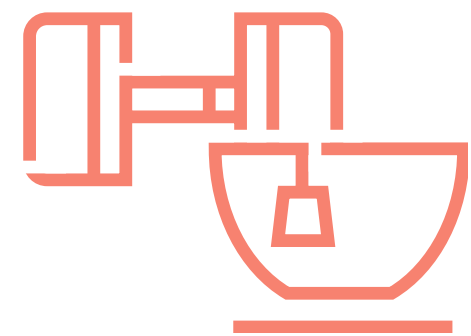
“PILGRIM STREET REPRESENTS ONE OF THE MOST STRATEGICALLY IMPORTANT CITY CENTRE REGENERATION AREAS IN THE NORTH OF ENGLAND”  
RYDER ARCHITECTURE

Portland House forms a central element of the East Pilgrim Street Development Framework, a major regeneration project in the heart of Newcastle City Centre.

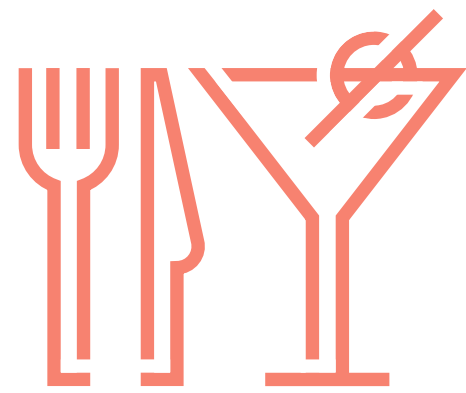
Pilgrim Place is the first phase and will potentially include:



10,800 Sq M  
Retail



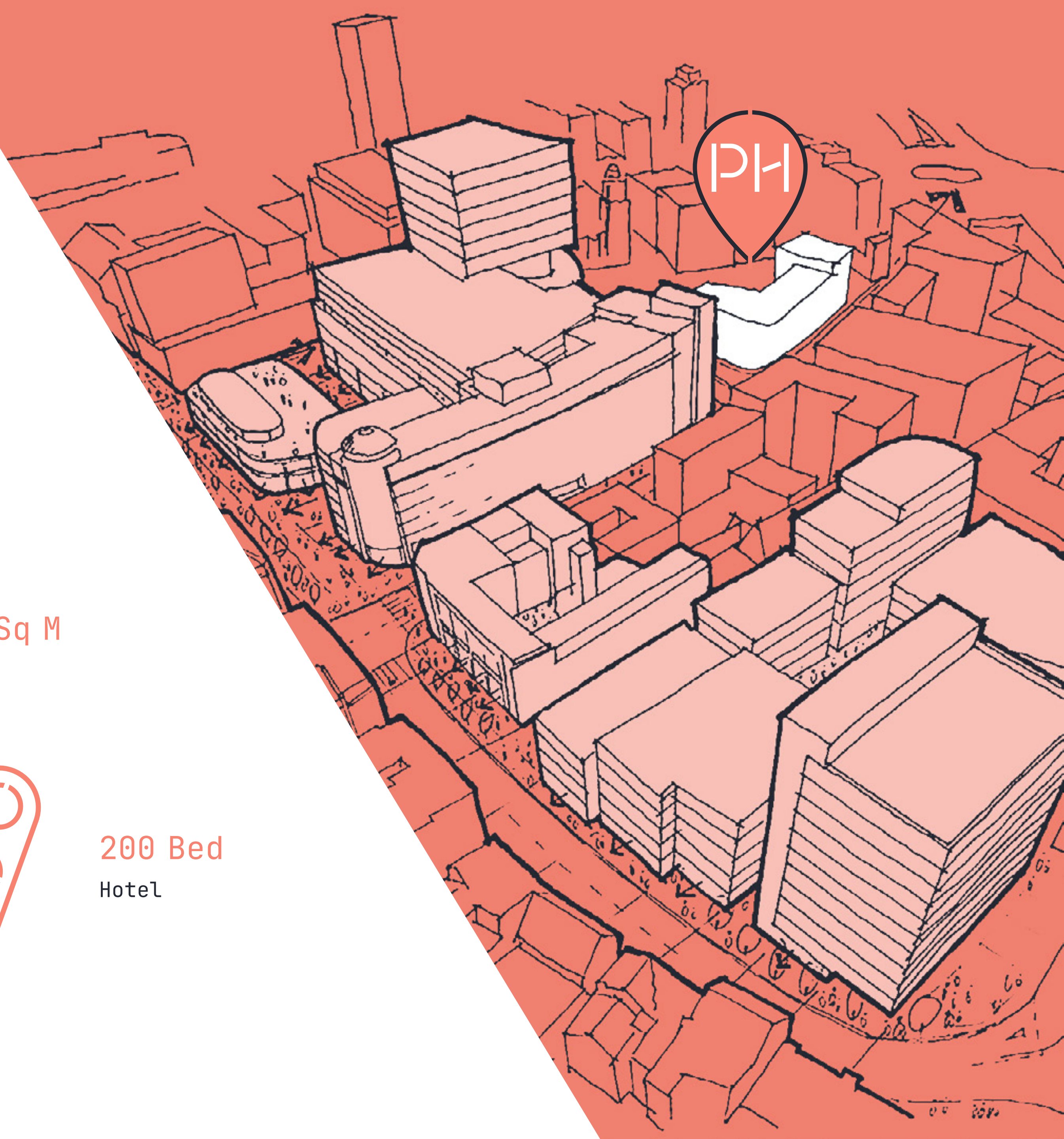
4,000 Sq M  
Leisure



3,500 Sq M  
Bars & Restaurants



200 Bed  
Hotel







PEACEFUL  
WORKSPACE

PORTLAND  
HOUSE

EFFORTLESS  
PRODUCTIVITY



# CONTACT

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**BNP PARIBAS  
REAL ESTATE**



Sanderson  
Weatherall

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Design by Altogether.



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