

PORTLAND  
HOUSE

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



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PORTLAND  
HOUSE



# INTRODUCTION

## PORTLAND HOUSE IS AN AWARD WINNING NEWLY REFURBISHED GRADE A OFFICE

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

The building contains an innovative communal hub 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.



North East Refurbishment  
of the Year





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 provides space that allows occupiers to feel secure and energised in a workplace that fosters collaboration, creativity and innovation.





# FLEXIBLE SPACES

# PORTLAND HOUSE NEW WAYS TO WORK

Portland House has been reimagined to create an exceptional working environment. A new central reception has been built with biophilic installations to provide a real sense of arrival.

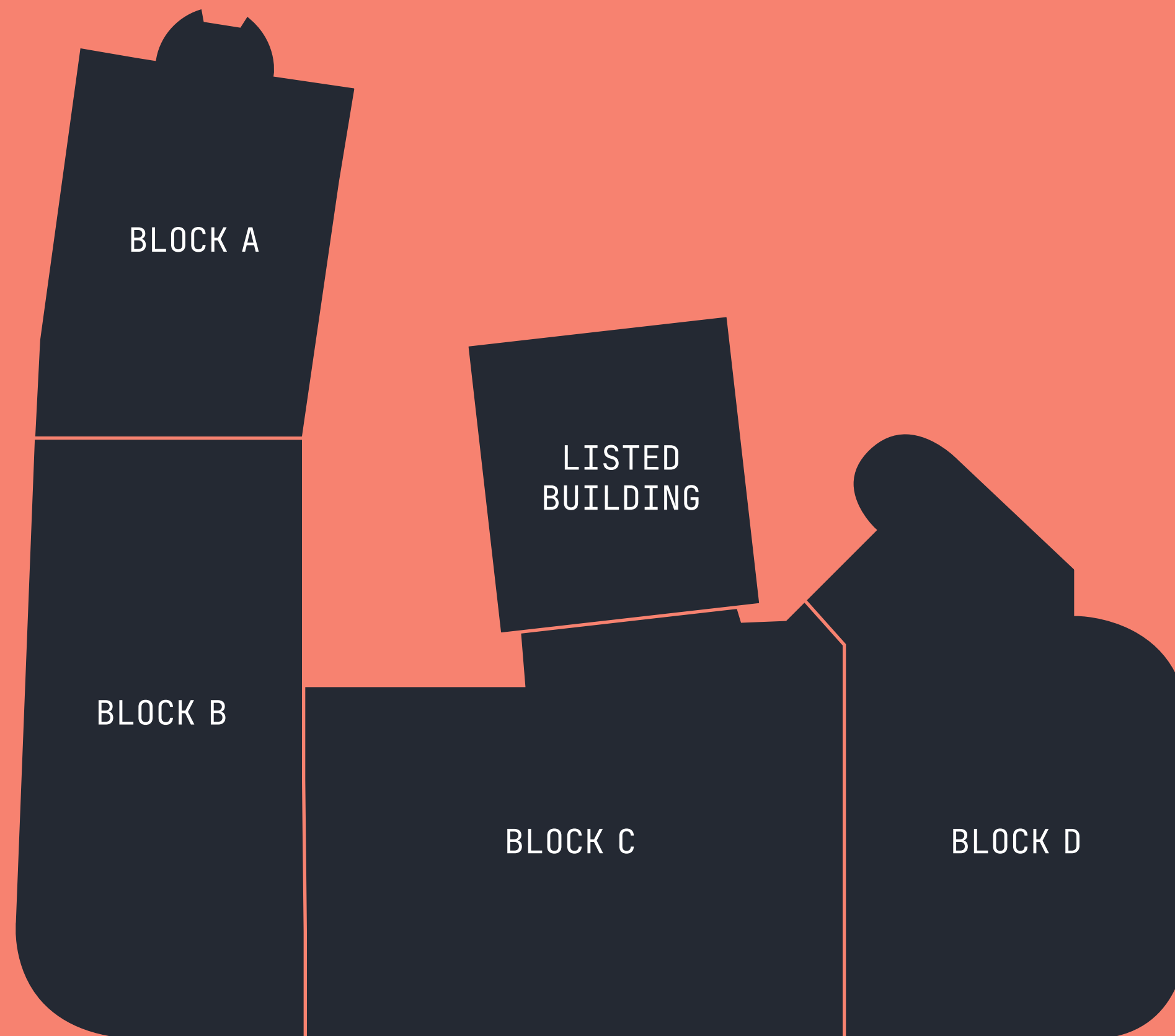
The central Grade II listed building has been converted to provide town hall and meeting space. This gives occupiers the ability to work outside their demise and host meetings.

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	TOTAL SQFT	AVAILABLE SQFT
GROUND	12,692	0
FIRST	12,573	1,856
SECOND	9,284	9,284
THIRD	5,423	0

## Block D

FLOOR	TOTAL SQFT	AVAILABLE SQFT
GROUND	4,483	0
FIRST	3,817	0
SECOND	3,824	0
THIRD	3,844	0
FOURTH	3,299	0

## Listed Building

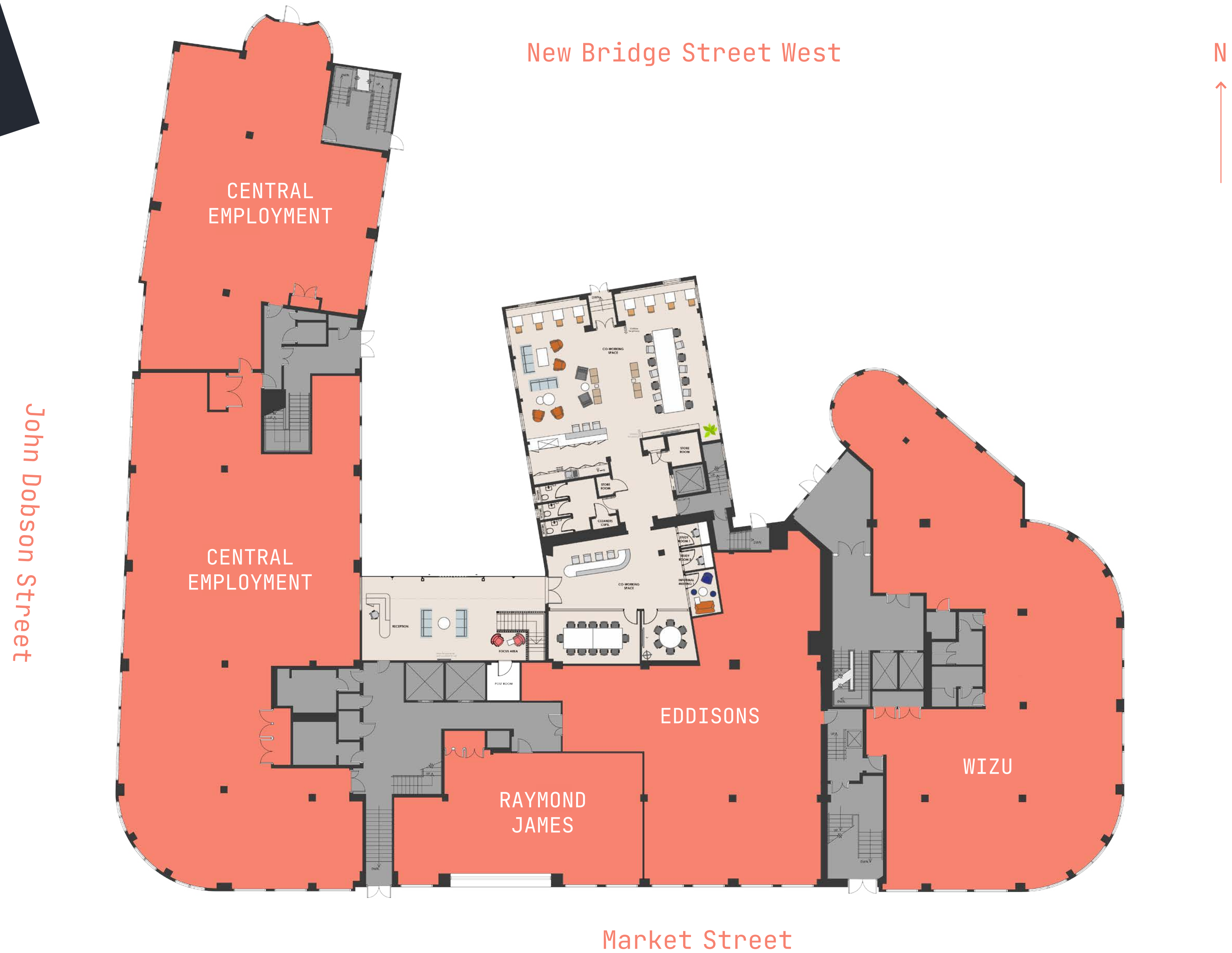
FLOOR	TOTAL SQFT	AVAILABLE SQFT
COMMUNAL FACILITY	3,218	N/A
FIRST	1,772	0

# FLOORPLANS

## Ground Floor

### KEY

- OFFICE - LEASED
- OFFICE - AVAILABLE
- COMMUNAL
- CORE





# FLOORPLANS

## First Floor

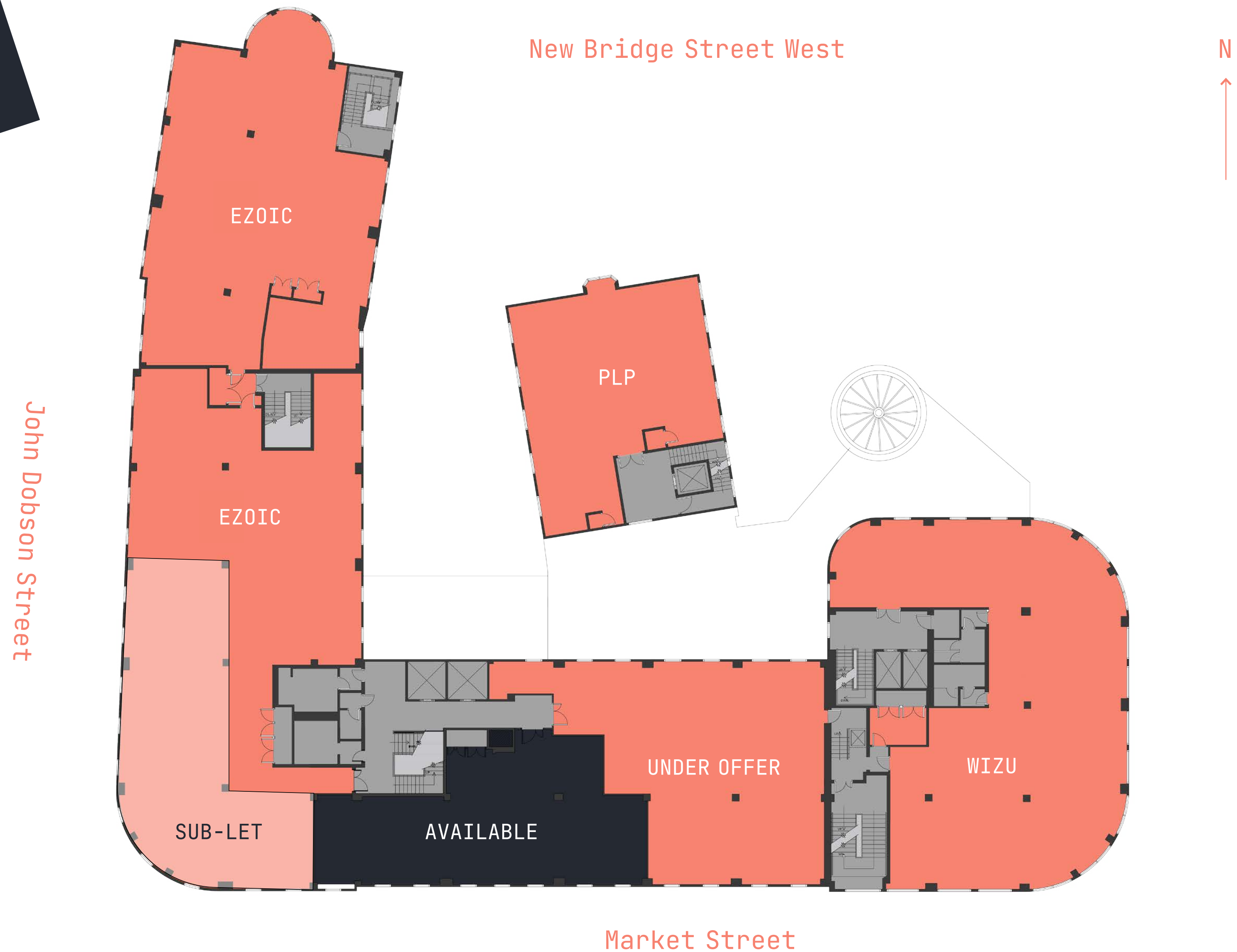
### KEY

- OFFICE - LEASED
- OFFICE - AVAILABLE
- OFFICE - AVAILABLE SUB-LET
- COMMUNAL
- CORE

### AVAILABLE

1,856 to 3,804 NIA Sq Ft

172 to 353 NIA Sq M





# FLOORPLANS

## Second Floor

### KEY

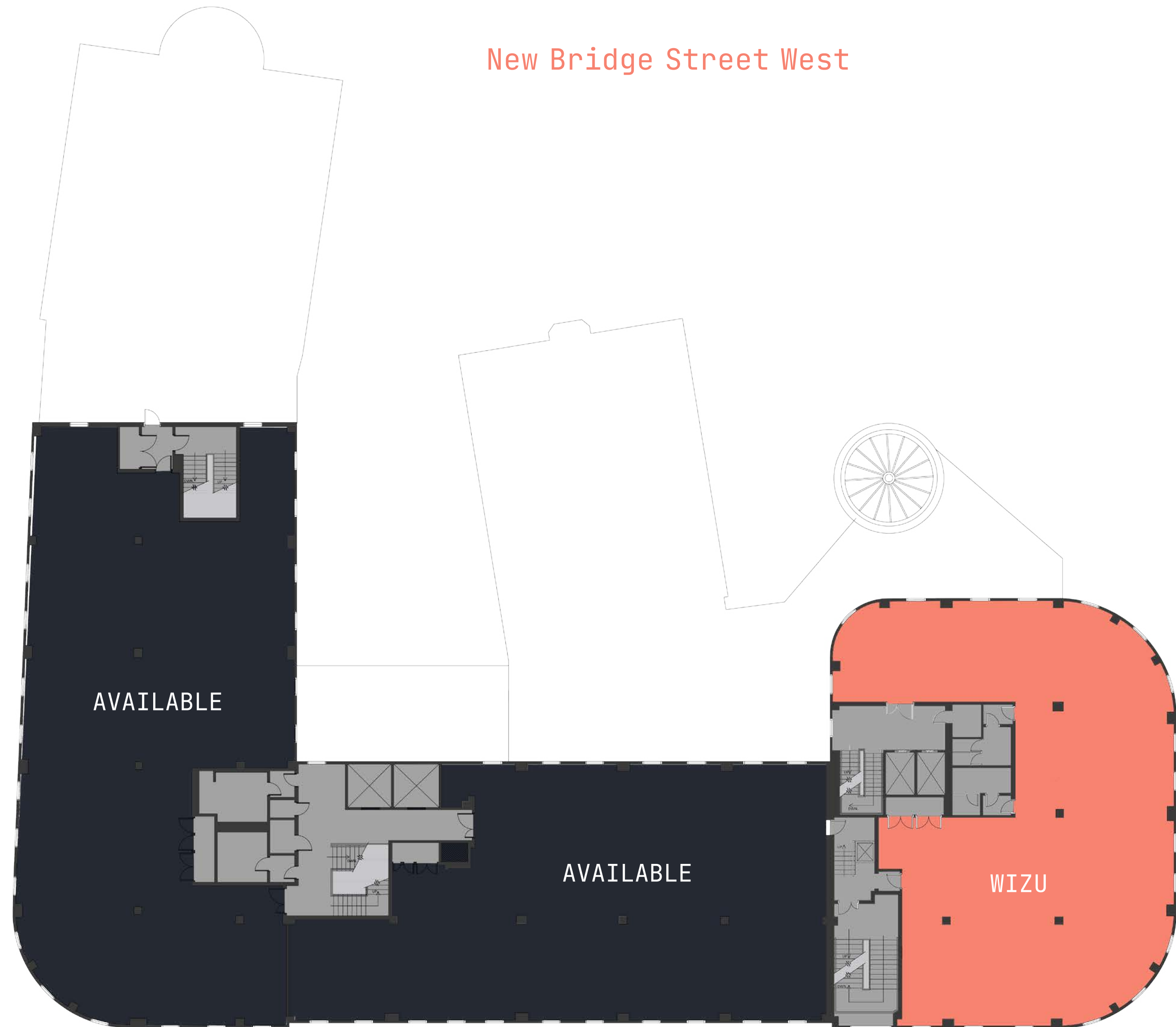
- OFFICE - LEASED
- OFFICE - AVAILABLE
- COMMUNAL
- CORE

### AVAILABLE

4,219 to 9,284 NIA Sq Ft

392 to 863 NIA Sq M

John Dobson Street





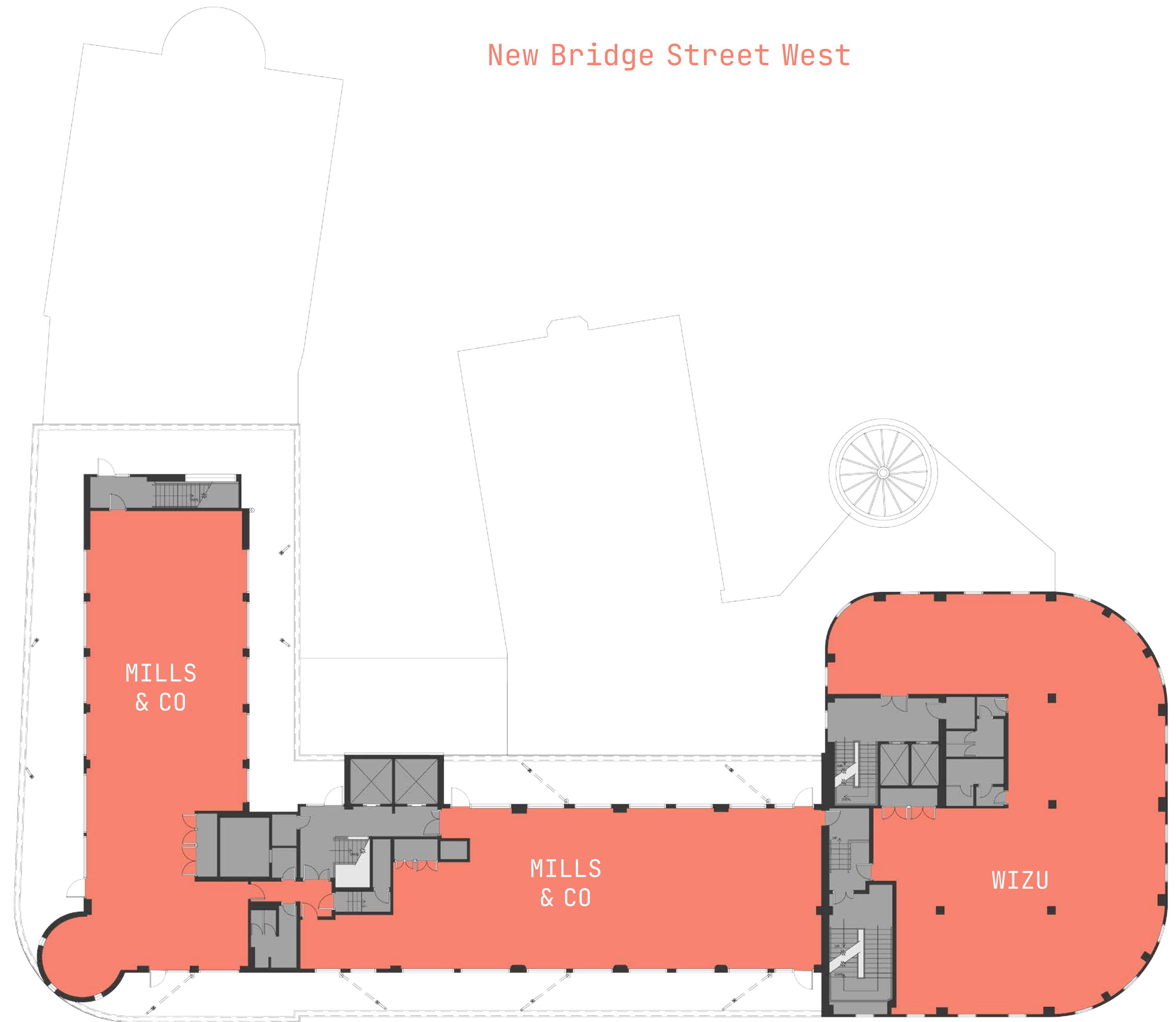
# FLOORPLANS

## Third Floor

### KEY

- OFFICE - LEASED
- OFFICE - AVAILABLE
- COMMUNAL
- CORE

John Dobson Street





# FLOORPLANS

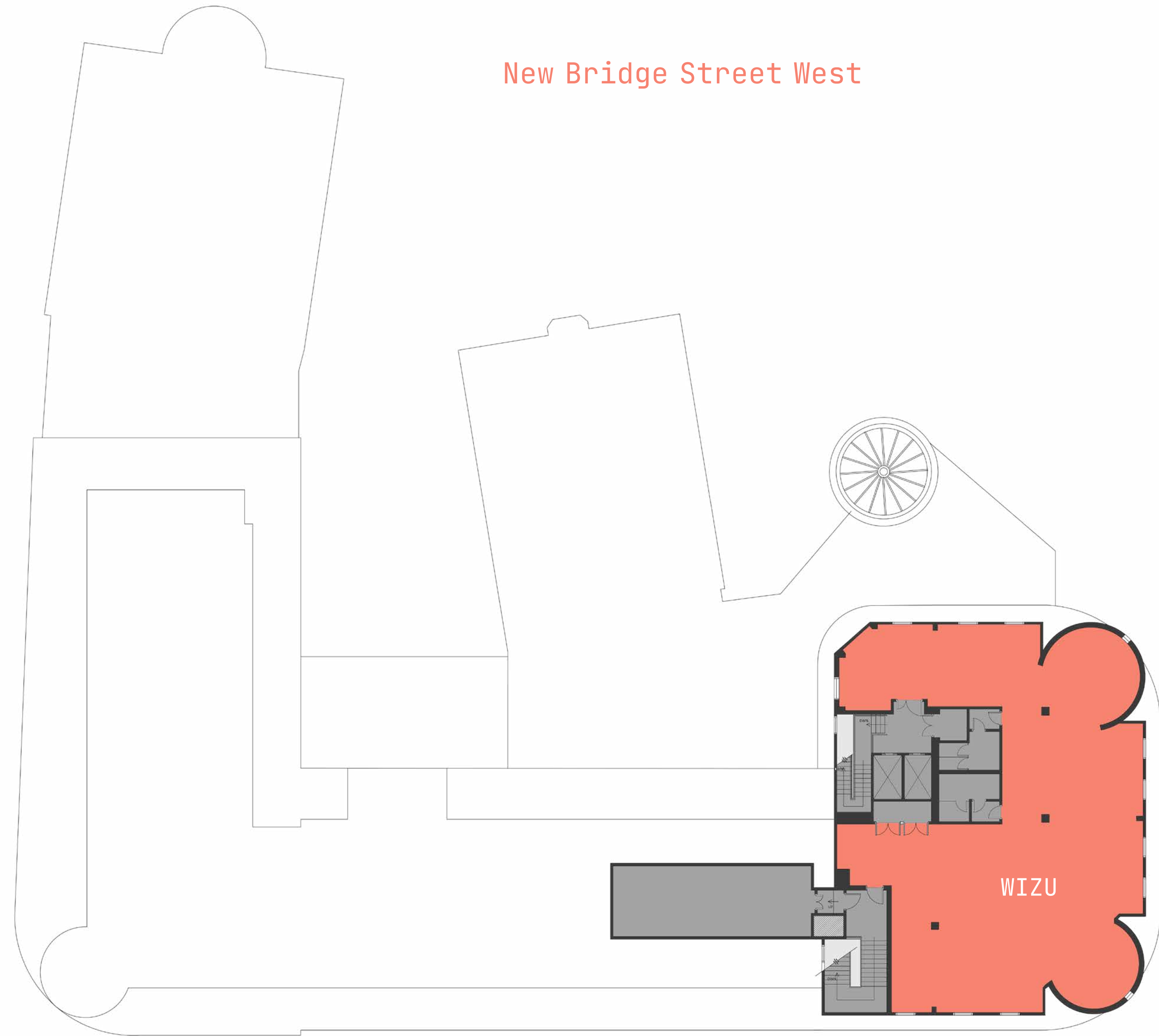
## Fourth Floor

### KEY

- OFFICE - LEASED
- OFFICE - AVAILABLE
- COMMUNAL
- CORE

John Dobson Street

New Bridge Street West



Market Street



SPACE TO  
BREATHE  
PORTLAND  
HOUSE ROOM TO  
GROW





A modern meeting room with a long black table, orange chairs, and a bookshelf. The room features a large potted plant, a bookshelf with various items, and a large window. The text is overlaid on the image.

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 and drying room



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.

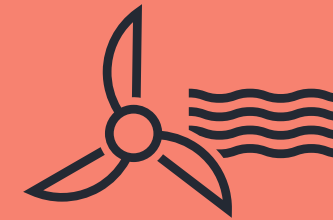
Other features include the following:



- Stunning new reception area with facilities manager



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



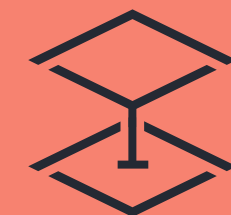
- VRF cooling system  
No recycled air



- 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: 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



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.

The Laing Art Gallery is located opposite and Newcastle City Library is on the adjacent side of John Dobson Street.



# BACK-UP POWER

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

The building is installed with:

- 560 kVA diesel generator
- Dual uninterruptible power supplies (UPS)

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

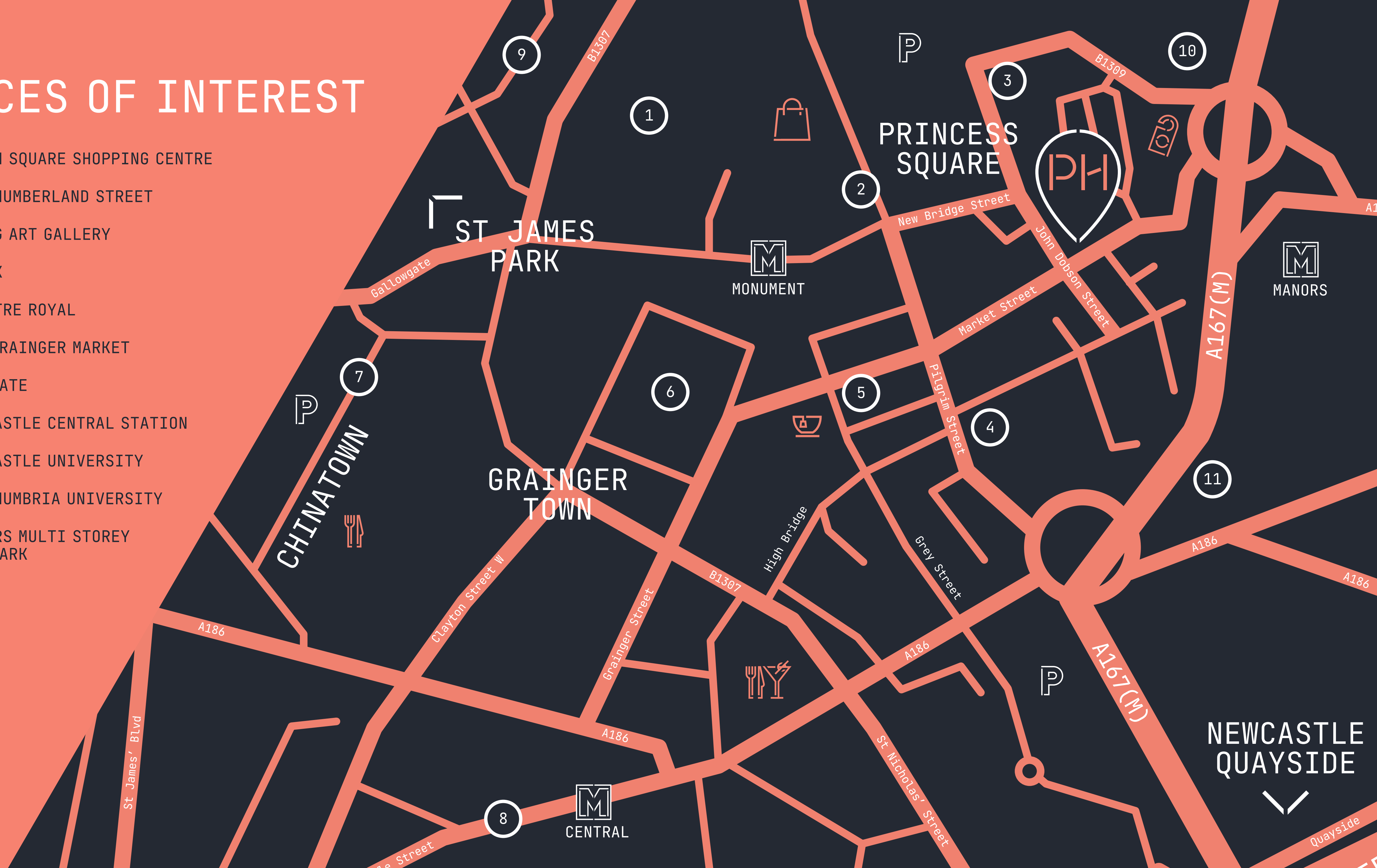


Transport links include **MONUMENT** and **MANORS** stations to the west and east respectively as well as numerous bus stops on **JOHN DOBSON STREET**. **NEWCASTLE CENTRAL STATION** is an 8 minute walk.



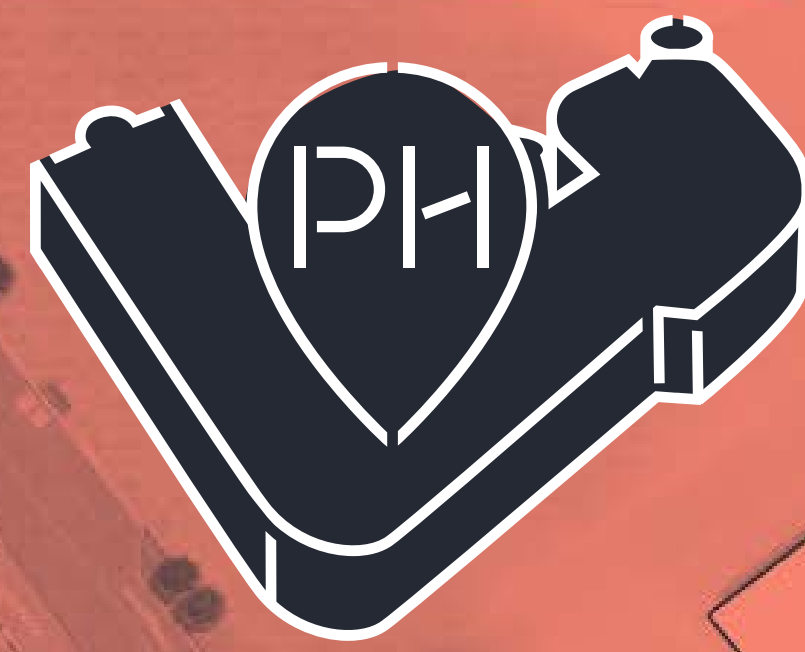
# PLACES OF INTEREST

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
11. MANORS MULTI STOREY CAR PARK





# SURROUNDING REGENERATION



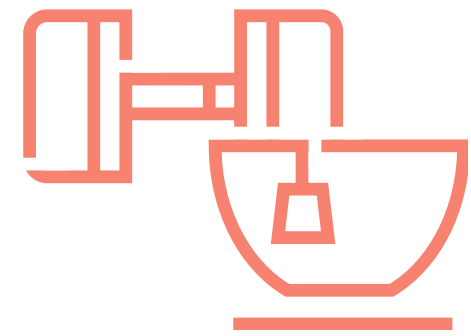
“PILGRIM STREET REPRESENTS ONE OF THE MOST STRATEGICALLY IMPORTANT CITY CENTRE REGENERATION AREAS IN THE NORTH OF ENGLAND”  
RYDER ARCHITECTURE

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 and Pilgrim’s Quarter are the first phases and will potentially include:



100,000+ Sq M  
Office



2,000 Sq M  
Retail & Leisure



2,500 Sq M  
Bars & Restaurants



80 bed  
Hotel







PEACEFUL  
WORKSPACE

PORTLAND  
HOUSE

EFFORTLESS  
PRODUCTIVITY



# CONTACT

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**BNP PARIBAS  
REAL ESTATE**



Sanderson  
Weatherall

**PARKER KNIGHTS**

REAL ESTATE

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