



# BANK HOUSE

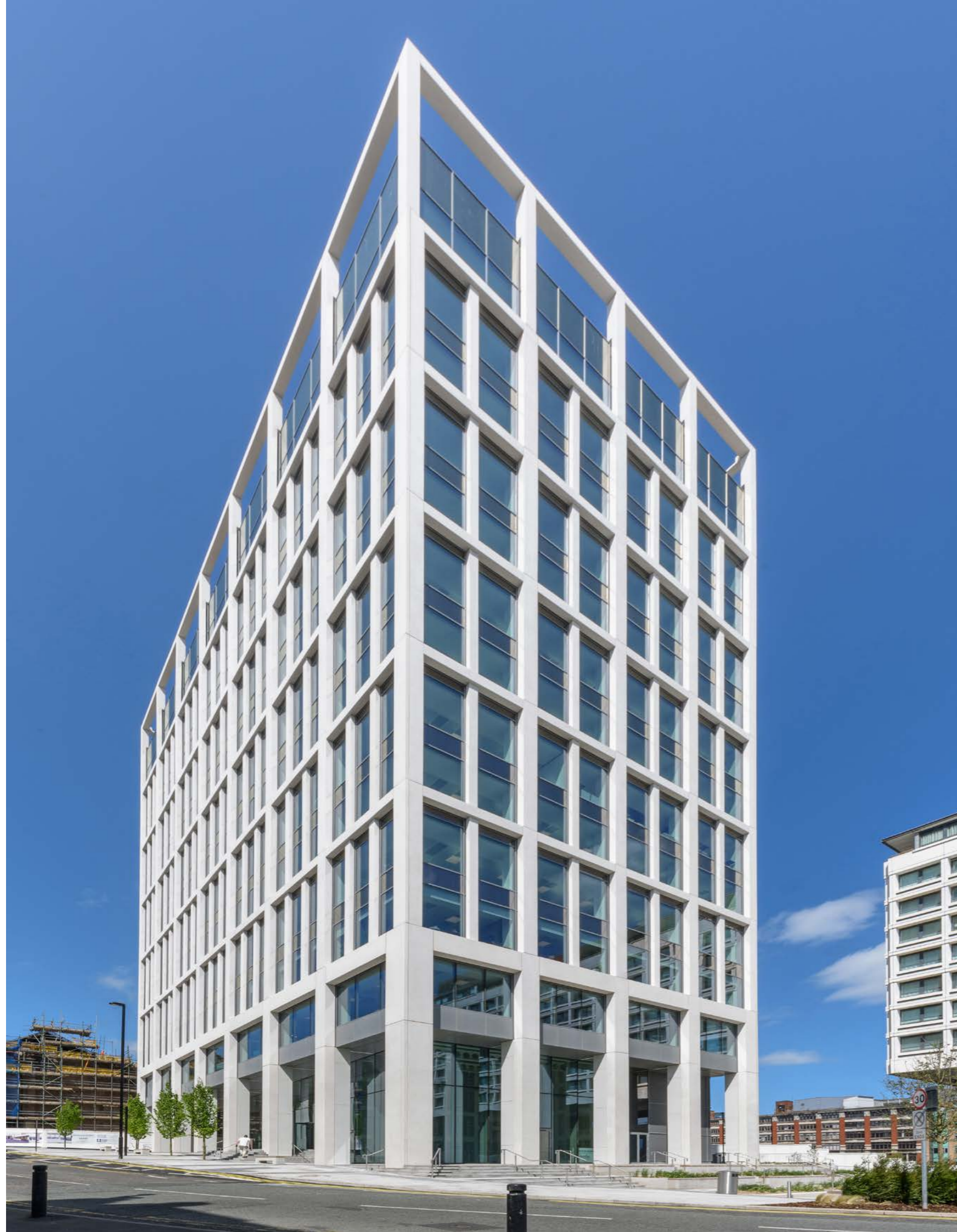
PILGRIM  
PLACE

Newcastle upon Tyne

**Suites from**

5,374 sq ft to 51,368 sq ft

[www.bankhousenewcastle.com](http://www.bankhousenewcastle.com)



# BANK HOUSE

PILGRIM PLACE

## Welcome to Bank House.

A brand new BREEAM excellent, EPC A office building in the heart of Newcastle City Centre.

Part of the Pilgrim Street development, a transformational regeneration project delivering over 750,000 sq ft of new Grade A offices, a new public square, destination food and beverage offer and a new boutique 5\* hotel.



Bank House Video

# BANK HOUSE

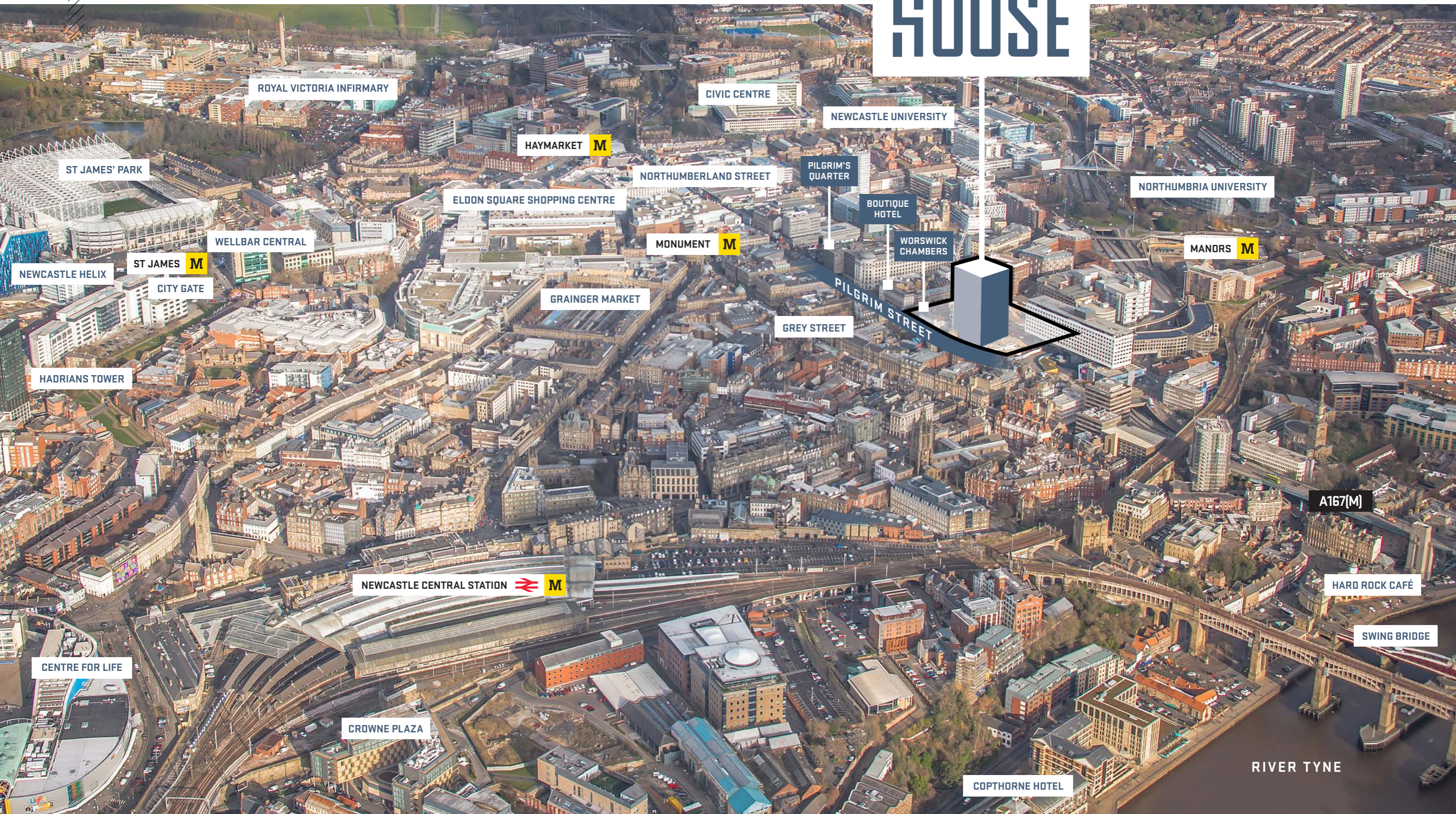
PILGRIM  
PLACÉ



# Newcastle City Centre

# BANK HOUSE

PILGRIM PLACE



ROYAL VICTORIA INFIRMARY

CIVIC CENTRE

NEWCASTLE UNIVERSITY

HAYMARKET **M**

NORTHUMBERLAND STREET

PILGRIM'S QUARTER

NORTHUMBRIA UNIVERSITY

ST JAMES' PARK

ELDON SQUARE SHOPPING CENTRE

BOUTIQUE HOTEL

WORSWICK CHAMBERS

MANORS **M**

WELLBAR CENTRAL

MONUMENT **M**

GRAINGER MARKET

GREY STREET

PILGRIM STREET

A167(M)

HARD ROCK CAFÉ

SWING BRIDGE

RIVER TYNE

NEWCASTLE CENTRAL STATION **M**

CENTRE FOR LIFE

CROWNE PLAZA

COPTHORNE HOTEL

HADRIANS TOWER

ST JAMES **M**

CITY GATE

NEWCASTLE HELIX



# A healthy balance

Bank House offers each occupier every opportunity to make the most of their time, both in work, and out of hours.

Breathtaking 360 degree views across the Newcastle skyline from floor plates that are flooded with natural light and offer an exceptional workspace.

The impressive 4,500 sq ft reception area provides an inspiring arrival to Bank House and delivers an abundance of informal meeting and break out space to be enjoyed by occupiers and visitors alike.

Added to this are the wealth of opportunities on the doorstep. The adjacent Worwick Chambers will offer a brand new café, bar and eatery destination whilst the prime retail pitch of Northumberland Street is within a 2 minute walk.

**It doesn't really get any better!**

# BANK HOUSE

PILRIM PLACE

Entrance



# Environmental Sustainability

Bank House is a BREEAM Excellent building designed using a 'fabric first' approach to ensure reduced CO<sub>2</sub> emissions during the buildings lifecycle, transcending the market average and statutory obligations.


The three-step Energy Hierarchy has been deployed to reduce energy demand, energy consumption and overall carbon emissions.

**BREEAM<sup>®</sup>**  
**Excellent**

**CO<sub>2</sub>**   
**REDUCTION**

- Electric heating/cooling solution.
- Air source heat pumps.

**CYCLING** **80 BIKE SPACES**  
with a bike maintenance station, change facilities, shower and locker areas.



  
**10 CHARGING POINTS**  
For electric cycles

**POWER**  
**ALL ELECTRIC BUILDING**  
from Renewable Sources.

**SUSTAINABLE TECHNOLOGIES**  
We have sustainable technology installed to help reduce and monitor consumption.



**SUSTAINABLE CONSTRUCTION SOLUTIONS**  
to reduce waste.



**SUSTAINABLE URBAN DRAINAGE**  
**Pilgrim Place** has wide sustainable urban drainage systems and sustainably sourced hard landscaping materials to manage surface water run off.



The dramatic reception area with its bespoke reception desk, double height ceiling contemporary lighting along with informal meeting space. Views south over the Tyne Bridge give staff and visitors a taste of the future of the office that is found within Bank House.





**BANK** PILGRIM  
**HOUSE** PLACE

Reception





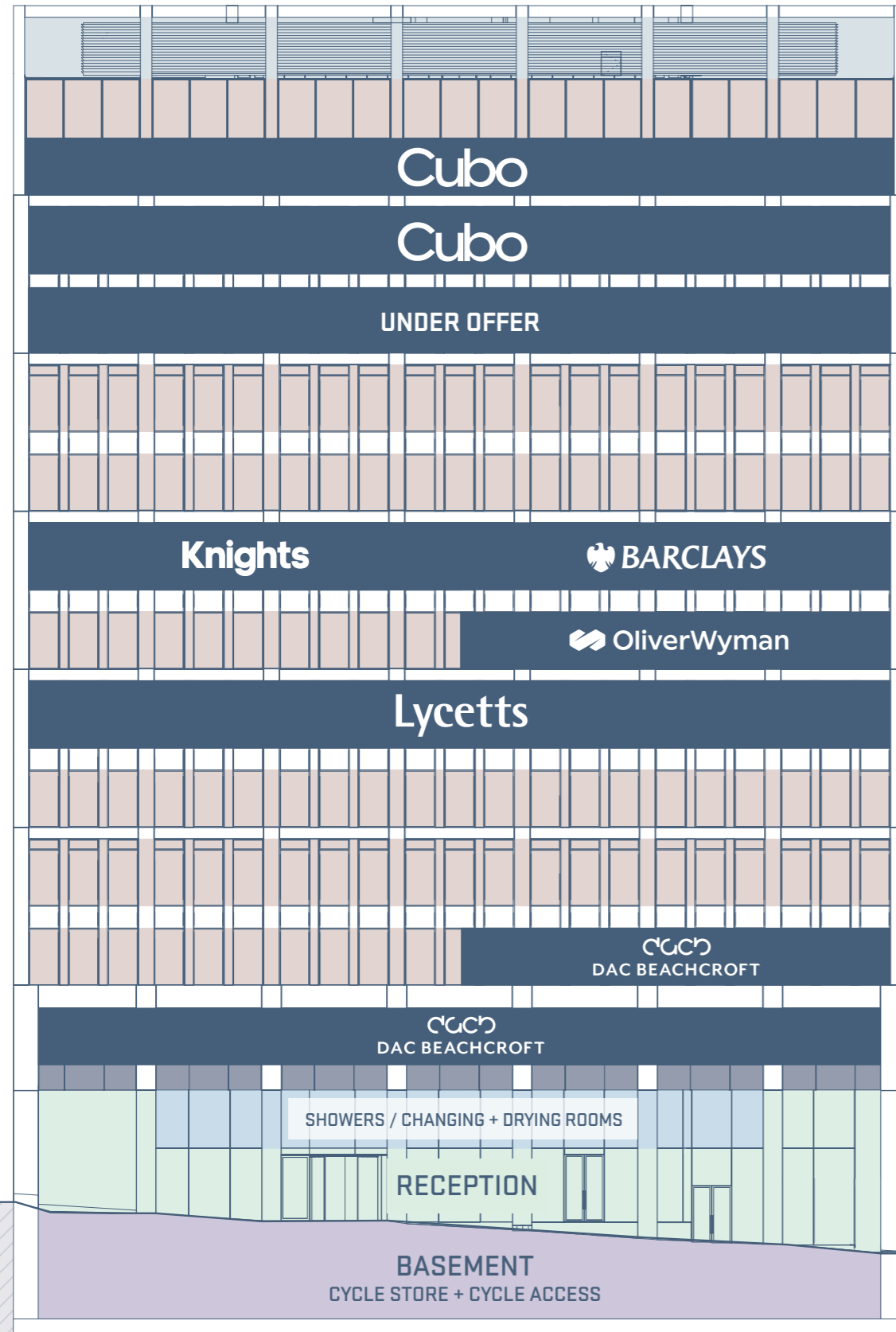
**BANK** PILGRIM  
**HOUSE** PLACE

12th Floor

Breathtaking 360 degree views across the Newcastle skyline.



# The Stack



	LEVEL 12	10,198 sq ft	947.4 sq m
	LEVEL 11	10,160 sq ft	943.9 sq m
<b>UNDER OFFER</b>	LEVEL 10	10,161 sq ft	944.0 sq m
	LEVEL 9	10,156 sq ft	943.5 sq m
	LEVEL 8	10,151 sq ft	943.0 sq m
	LEVEL 7	5,374 sq ft	499.3 sq m
<b>50% REMAINING</b>	LEVEL 6	5,381 sq ft	499.91 sq m
	LEVEL 5	10,129 sq ft	941 sq m
	LEVEL 4	10,155 sq ft	943.4 sq m
	LEVEL 3	10,151 sq ft	943.1 sq m
<b>50% REMAINING</b>	LEVEL 2	5,374 sq ft	499.3 sq m
	LEVEL 1	10,010 sq ft	930 sq m
	MEZZANINE	Showers / Changing + Drying Rooms	
	<b>TOTAL</b>	<b>51,368 sq ft</b>	<b>4,772.2 sq m</b>
	<b>BASEMENT</b>	Cycle Store + Cycle Access	

# BANK HOUSE

PLURIM  
PLACE

12th Floor

Bank House provides high quality column free open plan floor plates that benefit from excellent levels of natural light with views over the city centre.

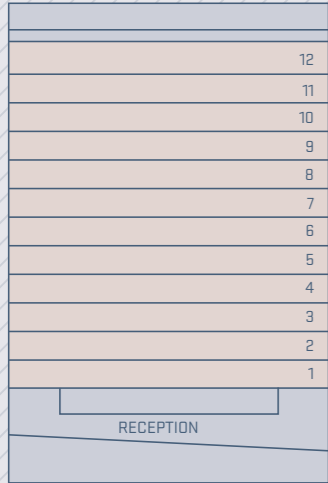
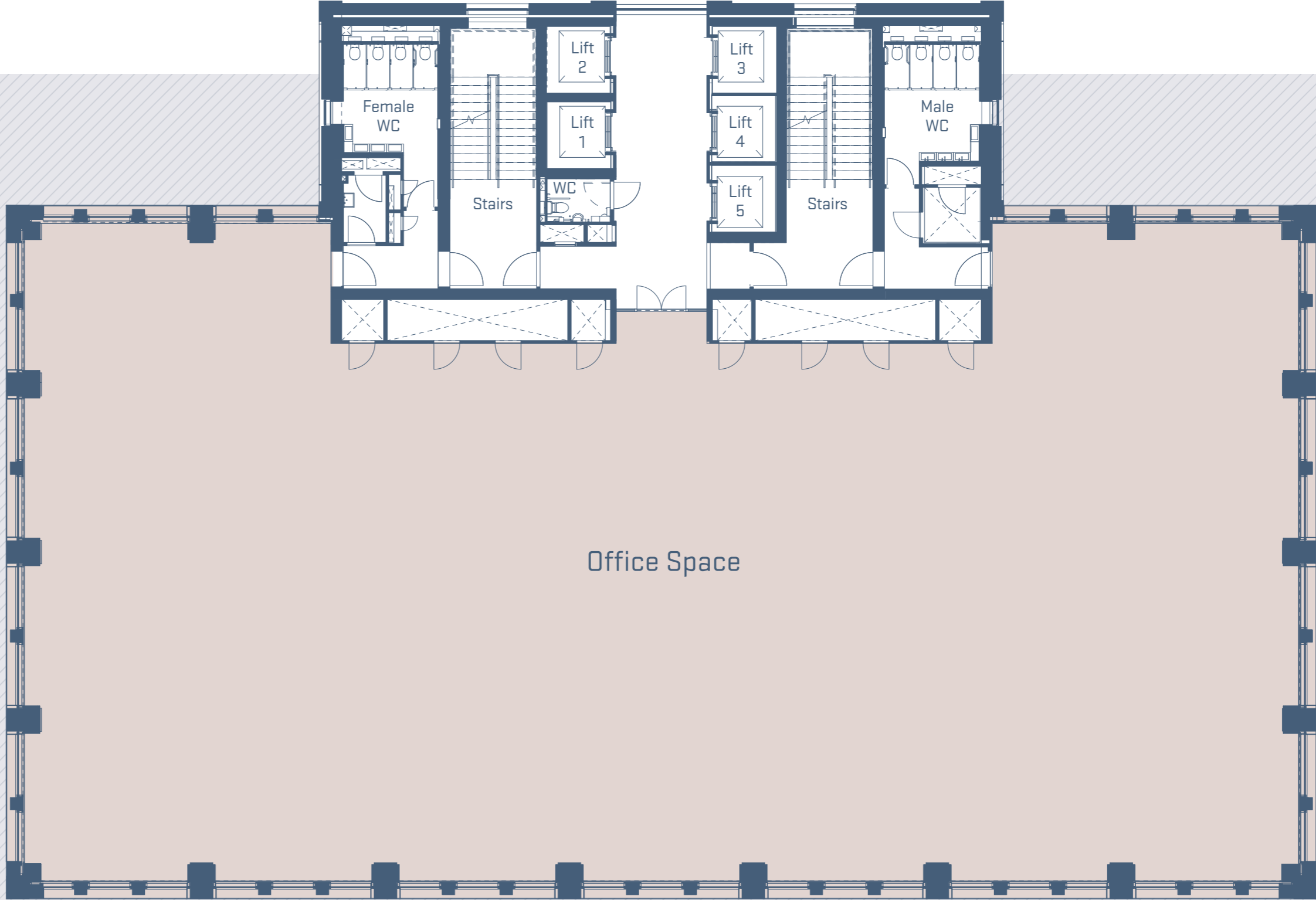


**BANK** PILGRIM  
**HOUSE** PLACE

12th Floor



Typical Upper Floor



PILGRIM STREET

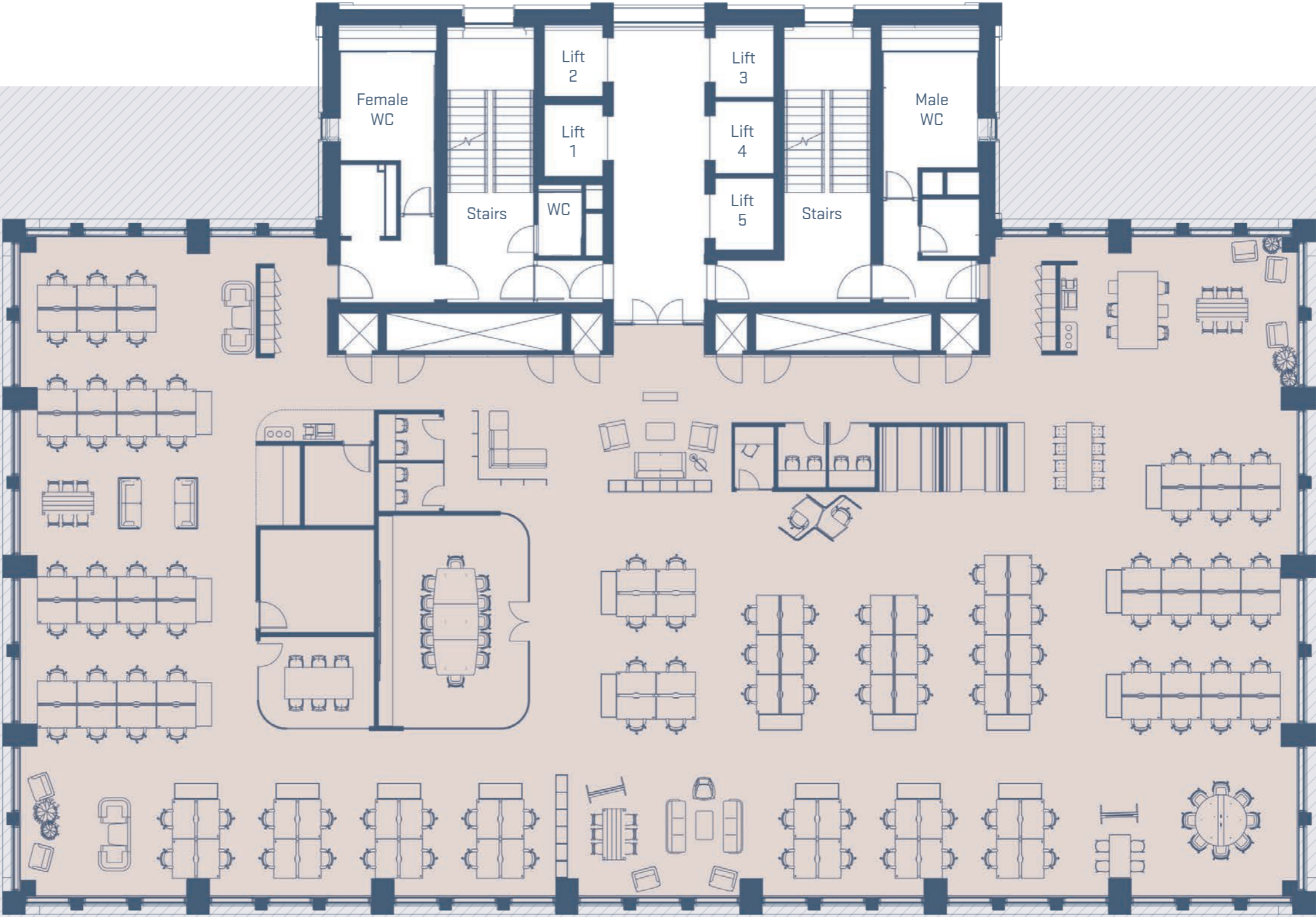
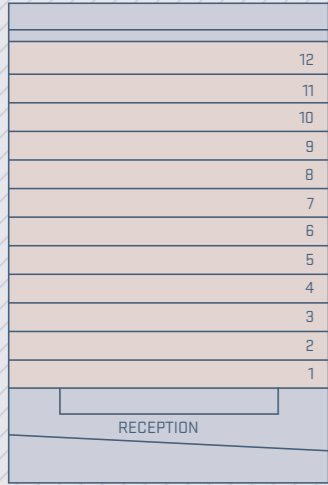
Typical Upper Floor

# Space Plan Option 1

Space planning provided by  
**WARD ROBINSON**

**AREA**  
930 sq m (10,010 sq ft)  
8.5 sq m per person

**SEATS**  
112



PILGRIM STREET



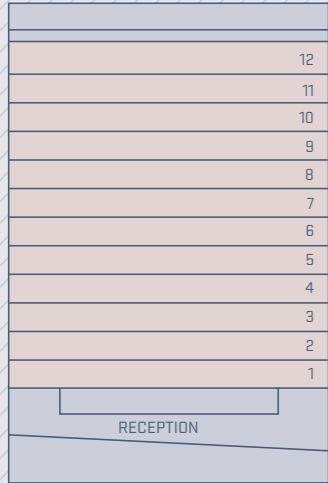
Typical Upper Floor

Space Plan Option 2

Space planning provided by  
WARD ROBINSON

KEY INFORMATION

- + 52 open desks
- + 30m<sup>2</sup> 10-person boardroom
- + 2x 12m<sup>2</sup> enclosed 4-person meeting rooms
- + 4-person informal meeting pod
- + 10m<sup>2</sup> wellbeing room or additional 4-person meeting room
- + Reception and waiting
- + Cloaks and locker storage
- + Breakout space
- + Staff kitchen
- + Store



PILGRIM STREET



3rd Floor  
DAC Beachcroft office



3rd Floor  
DAC Beachcroft office



# BANK HOUSE

PLATINUM PLACE

WiredScore  
PLATINUM

WiredScore certification is the definitive standards for the digital connectivity of commercial buildings.

Bank House has a **Platinum Rating** which means the building is best in class and has been designed to incorporate the features of connectivity that matter most to tenants: Diverse points of entry, redundancy and resiliency of telecom infrastructure, ease of installation and capacity to readily support new telecom services.







End of journey facilities



Bike storage



## Specification

### HEIGHT

2.85m to office plate.

### FLOOR VOID

100mm clear void below raised access tiles.

### OCCUPATION DENSITY

Based on 1 per 10 sq m can be achieved on occupied office areas.

### EPC

Rating - A.

### BREEAM

Excellent.

### WIRESCORE

Platinum.

### LED LIGHTING

Advanced lighting controls deployed to minimise lighting use in unoccupied areas. Lighting at 300lux at working plane.

### SOLAR CONTROL

All glazing provides solar control to meet the target g-values.

### FRESH AIR VENTILATION

12 litres per second per person in the office space.

### AIR CONDITIONING

Heating and cooling provided by VRF air conditioning system of which indoor units are located above office ceilings.

### LIFTS

Five 17 person passenger lifts serving each office level.

### BIKE STORAGE

- + 10 E-charging points for electric cycles
- + 64 Gatwick racks (64 spaces)
- + 7 Sheffield stands (11 spaces)
- + 1 cargo rail space (1 space)
- + Space provision for 4 folding bike lockers (8 spaces)
- + Bike maintenance station and bike cleaning stations externally

### END OF JOURNEY FACILITIES

5 male and 5 female showers provided along with drying room and 88 lockers + drying room and towel stations.

### RECEPTION

Spacious ground floor double height reception with occupier seating areas.

- + Informal meeting space
- + Concierge
- + Concierge
- + Building wide wifi

### POWER SUPPLY

All electric building from renewable sources.

# Pilgrim Place

A rich abundance of office, hospitality and leisure.

Pilgrim Street is undergoing a programme of significant regeneration which is creating a new business and leisure sector of the city.

Bank House is the new gateway office to the city at the southern end of Pilgrim Street and the new office hub for HMRC at the northern end of Pilgrim Street book ends the development.

The former Fire Station will be transformed into a 60 bed 5\* boutique Hotel by Bespoke and Worswick Chambers will be a new food and leisure destination.





## Worswick Chambers

Worswick House is currently being fully refurbished to create a new food and leisure operation extending to 45,500 sq ft with an anticipated opening date of July 2024.



## Pilgrim's Quarter

New 465,000 sq ft HMRC offices.  
Opening in 2027.

## Boutique Hotel

60 bed 5\* boutique Hotel by Bespoke with ground floor cafe, bar and restaurant in the refurbished Grade II Listed building due to open 2025.





# Newcastle Demographics

As the UK's Smartest City, Newcastle has innovation and technology at its heart, galvanised around strong leadership and business partnerships.



**NEWCASTLE** is the **SMARTEST CITY** in the **UK**

THERE'S AN INVESTMENT PIPELINE OF OVER

**£1.5bn**

and a raft of projects that will **continue a transformation** that's already underway.

FOUR NATIONAL INNOVATION CENTRES

National Innovation Centre  
**AGEING**

National Centre For  
**ENERGY SYSTEMS INTEGRATION**

National Innovation Centre  
**DATA**

**TYNE PRESSURE** Testing

**NEWCASTLE** has a **WORKING-AGE POPULATION**

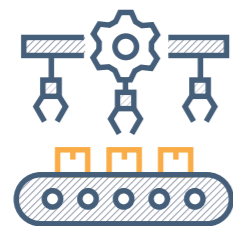
of over **1 MILLION PEOPLE** within **30 MINUTES**



## FOUR INDUSTRY CATAPULTS



DIGITAL



HIGH VALUE MANUFACTURING



SATELLITE APPLICATIONS



OFFSHORE RENEWABLE ENERGY

**TWO LEADING UNIVERSITIES**

in the city centre.



**NEWCASTLE** is the **ECONOMIC CAPITAL** of the region



**NEWCASTLE**

via the **STELLIUM DATACENTER**, is the chosen UK location for a **UNIQUELY DIVERSE**, and **SECURE HIGH CAPACITY FIBRE** routing to mainland **EUROPE** and the **USA**.



Grey's Monument, Grey Street

## Newcastle upon Tyne

Newcastle is the economic capital of the region with a working-age population of over 1 million people within 30 minutes, and two leading universities in the City Centre. It is also home to National Innovation Centres for both Data and Ageing.

As the UK's Smartest City, Newcastle has innovation and technology at its heart, galvanised around strong leadership and business partnerships. There's an investment pipeline of over £1.5bn and a raft of projects that will continue a transformation that's already underway.



### HOTELS

- 1 Malmaison
- 2 Royal Station Hotel
- 3 The County Hotel
- 4 Hampton by Hilton
- 5 Crowne Plaza
- 6 Melia Hotel
- 7 The Vermont Hotel
- 8 Maldron Hotel
- 9 Hotel Du Vin
- 10 Grey Street Hotel
- 11 Motel 1
- 12 Indigo

### RESTAURANTS

- 13 Purple Peacock
- 14 Miller & Carter
- 15 Dabawal
- 16 Pani's
- 17 5 Guys
- 18 Banyan
- 19 The Botanist
- 20 Café Andaluz
- 21 Côte Brasserie
- 22 Harry's Bar
- 23 Pleased to Meet You
- 24 The Muddler
- 25 All Bar One
- 26 Las Iguanas
- 27 Bar Luga
- 28 Pizza Punks
- 29 Ayla
- 30 Blakes
- 31 Marco Pierre White
- 32 House of Tides
- 33 21 Queen Street
- 34 Tomahawk Steakhouse
- 35 Hard Rock Café
- 36 Gino D'Acampo Restaurant
- 37 Nando's
- 38 Gaucho

### RETAIL & LEISURE

- 38 Tyneside Cinema
- 39 Fenwick
- 40 Northern Goldsmith
- 41 Leaf Clothing
- 42 Rohan
- 43 Hotel Chocolat
- 44 The North Face
- 45 End Clothing
- 46 Waterstones
- 47 Theatre Royal
- 48 Laing Art Gallery
- 49 Baltic Centre for Contemporary Arts
- 50 The Sage Gateshead
- 51 Utilita Arena
- 52 Lloyds Bank
- 53 Barclays Bank
- 54 Co-Op Bank
- 55 Royal Bank of Scotland
- 56 HSBC
- 57 Marks & Spencer
- 58 O2
- 59 Proposed Sage Conference Centre
- 60 Everyman Cinema
- 61 Lane 7 Bowling



Newcastle Quayside



# Bank Transfers



## ROAD

Newcastle benefits from **excellent road communications** throughout the region and beyond. The A1 and A19 are the main routes providing **access to the south**.

The A69 provides access to communities to the west of the city. Access to the north and Scotland is provided by the A1.

### TRAVELTIMES/DISTANCES

Teesside	50 mins	42 miles
Leeds	1.50 hrs	97 miles
Edinburgh	2.18 hrs	119 miles
Glasgow	2.26 hrs	153 miles
Manchester	2.38 hrs	142 miles
London	4.46 hrs	290 miles
Aberdeen	4.24 hrs	251 miles



## RAIL

Newcastle is located on the main East Coast line providing **direct services around the country** from Newcastle Central Station.

### TRAVELTIMES

Teesside	1 hr 18 mins
Leeds	1 hr 21 mins
Edinburgh	1 hr 20 mins
Glasgow	2 hrs 35 mins
Manchester	2 hrs 36 mins
London	2 hrs 40 mins
Aberdeen	4 hrs 15 mins



## METRO

The Tyne and Wear Metro system provides a fast and efficient public transport system that **serves 60 stations** and is integrated with other public transport services.



## NEWCASTLE INTERNATIONAL AIRPORT

Newcastle International Airport is located approximately **6.5 miles [17 minutes drive time]** north west of the city centre.

The airport provides services to over **80 destinations** in Europe and beyond.

[www.bankhousenewcastle.com](http://www.bankhousenewcastle.com)

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