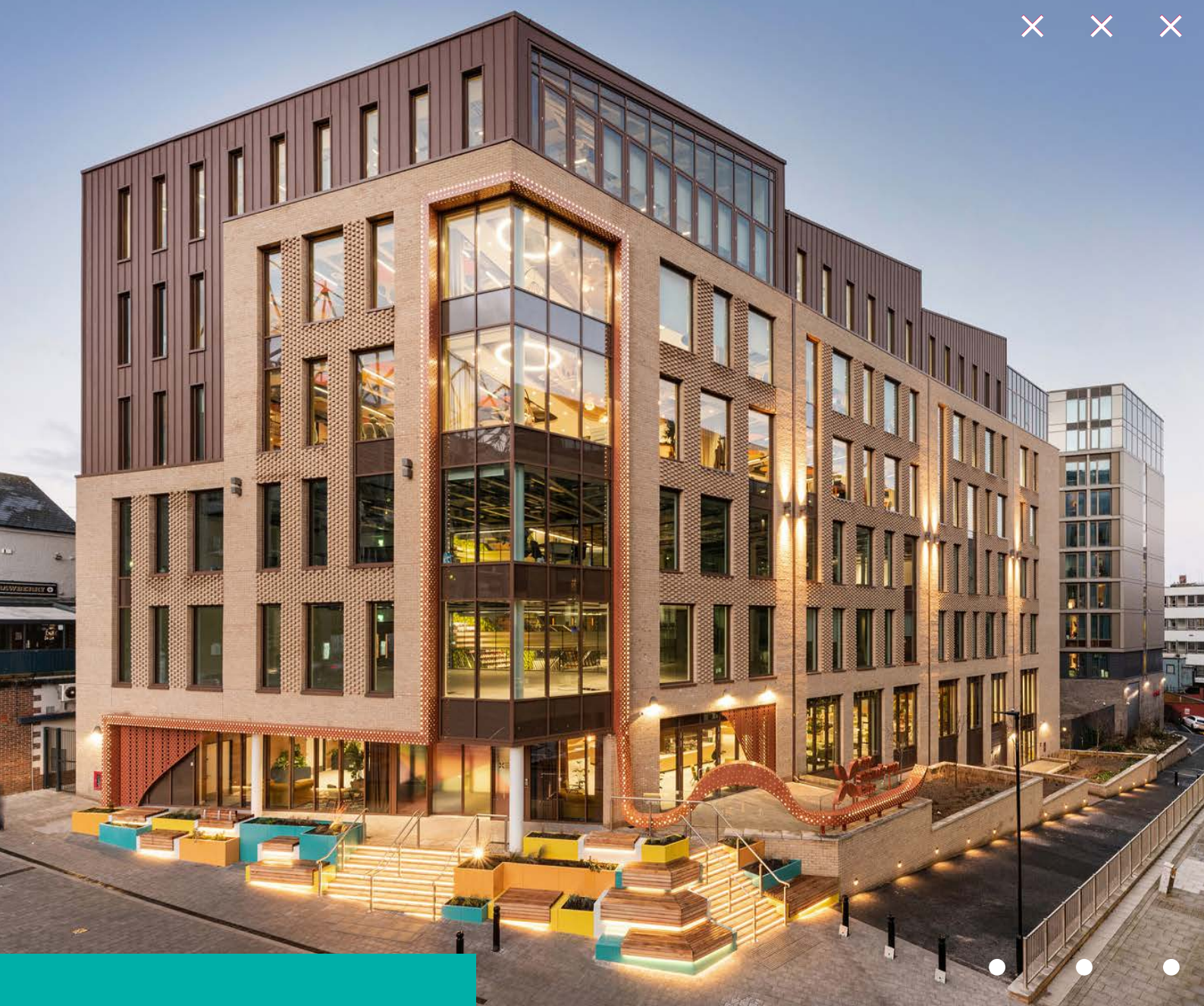




Newcastle upon Tyne NE1 4BX



**Built for a
fresh way
of working**

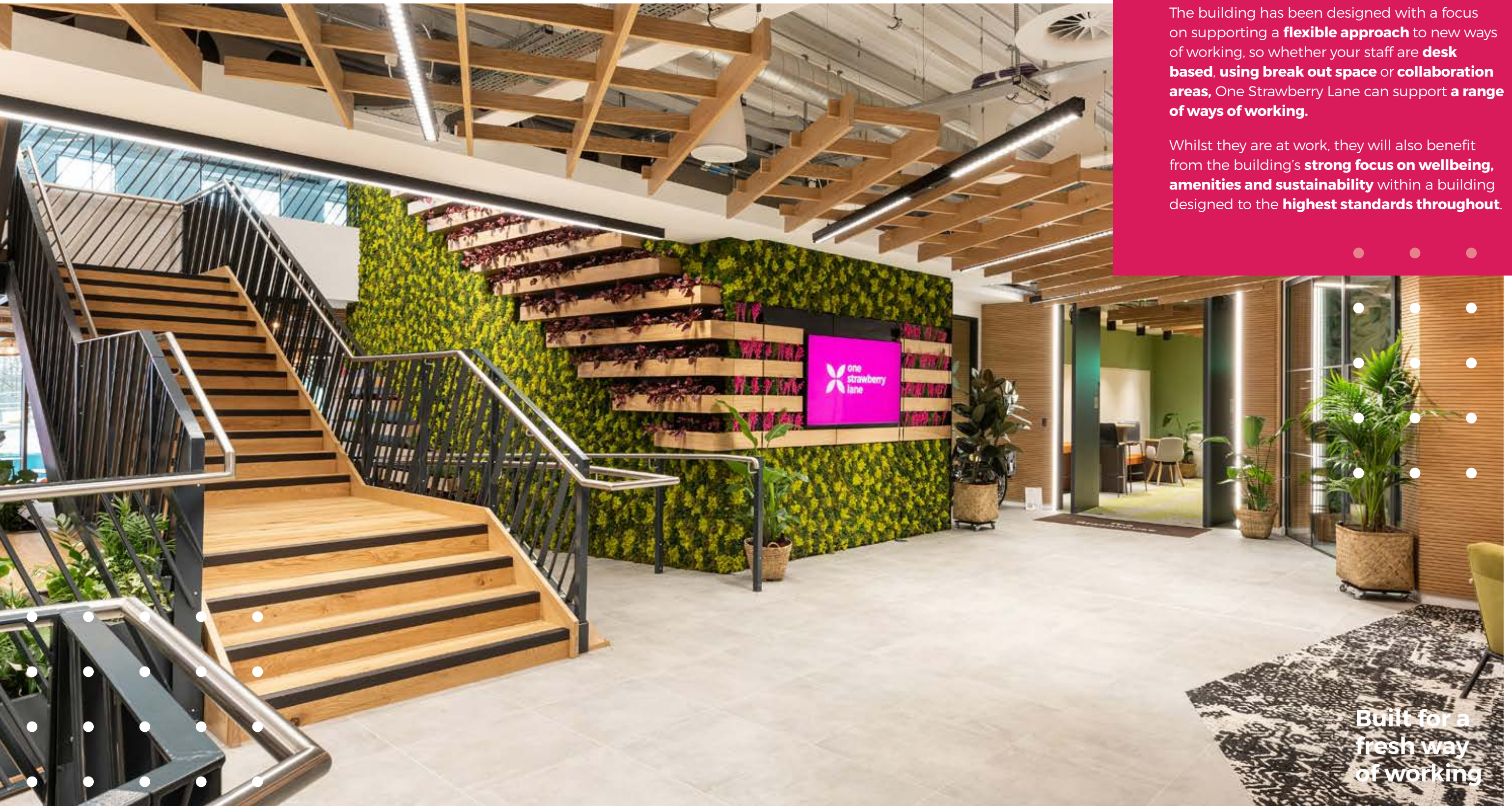


Welcome to One Strawberry Lane,
a building tailored to you and your needs.

One Strawberry Lane provides
Grade A office accommodation over
5 floors, with the **flexibility** to provide
suites from 2,451 sq ft to 13,591 sq ft.

The building has been designed with a focus
on supporting a **flexible approach** to new ways
of working, so whether your staff are **desk
based, using break out space** or **collaboration
areas**, One Strawberry Lane can support a **range
of ways of working.**

Whilst they are at work, they will also benefit
from the building's **strong focus on wellbeing,
amenities and sustainability** within a building
designed to the **highest standards throughout.**



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Ground floor
café and
breakout area

One Green Space

The **environmental impact** of this building matters to us, and we bet it matters to you too. We know it's important to you that **our building is sustainable**.

Renewable Energy

The building benefits from **Photovoltaic Panels** on the roof which compliment a commitment to **minimising energy usage**.

BREEAM

The building has a BREEAM **Excellent rating**.

EPC

The building benefits from an **A rating**.

Greener Commute

The building has been designed to accommodate a more **sustainable commute**, with **emphasis on multi-modal transport**, the undercroft car parking spaces has the benefit of **EV charging facilities**.

Cycle Stores & Showers

The basement provides secure **CCTV monitored storage** for up to **100 cycles**, together with **shower and changing facilities** encouraging a more **sustainable journey to work**.

Living Wall

The atrium is lined with a **green wall**, creating a **fresh and vibrant atmosphere** creating a **greater sense of Wellbeing**.

Built for a fresh way of working



One Smart Space

**One Strawberry Lane has a WiredScore Platinum rating;
the highest rating available.**

One Strawberry Lane is the first building within the North East to achieve SmartScore accreditation, underlining the investment made in the building to ensure it delivers an exceptional user experience, including everything from wayfinding, person locating and disease prevention through to air quality, predictive maintenance and smart building strategy.

The introduction of Smart Technology will produce a building that can be effectively programmed, utilised and monitored to respond to the ebb and flow of hybrid working which will support sustainable outcomes both now and in the future.

The building is connected to incoming services from a range of broadband providers with all conduits in place to connect each floor/demised area to the main incoming feeds, allowing occupiers the peace of mind that they can be up and running in the shortest possible time frame.

In order to ensure resilience, there are dual points of entry to the building for the provision of broadband, which are served by both carriers, plus any additional carrier that may be required.



Wired Score

The building has a wired score Platinum rating, the highest accreditation available signifying our commitment to delivering best in class.



Resilience

One Strawberry Lane provides occupiers with true resilience, having dual points of access for broadband and communication.



Wireless Network Infrastructure

The building has a Platinum certification for WiFi coverage throughout the building. Free WiFi is available in all common areas.



In building Mobile Planning

The building is committed to meeting a Platinum rating for Radio Frequency in order to ensure mobile telephony performance.



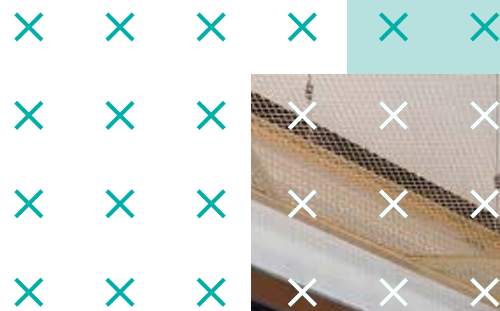
Back up power

The building has a back-up generator on site to provide emergency power to the telecoms room.



Ready to connect

The building has a standard Wayleave Agreement in place to enable reduced installation time for new fibre providers to the building.



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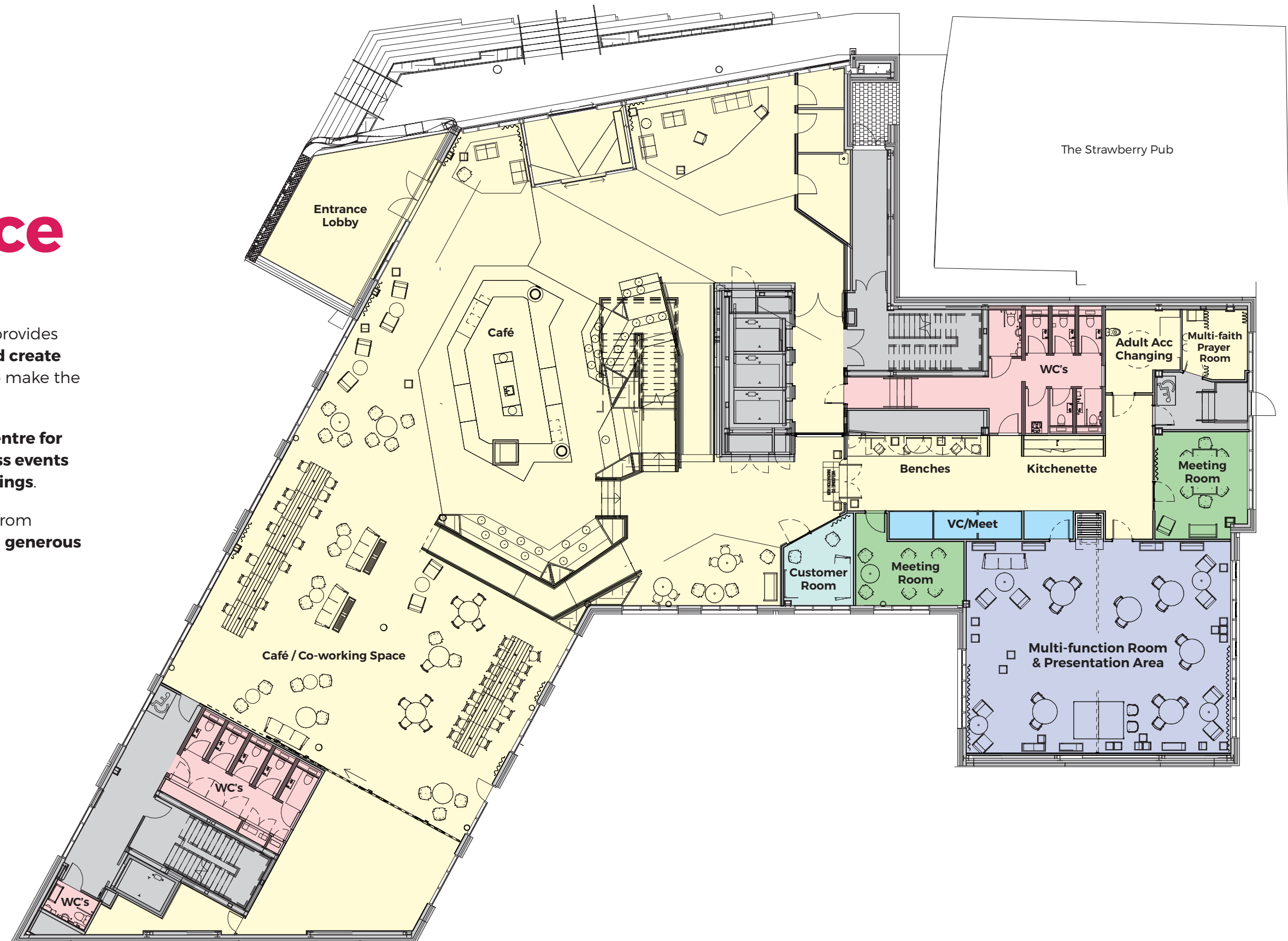


One Social Space

The **ground floor** space within the building provides **a place for occupiers to meet, challenge and create new ideas**. Offering occupiers the facilities to make the most of their time in the office.

The **ground floor** provides a **conferencing centre for up to 70 people** and can be used for **business events or hosting entertainment and social gatherings**.

There are **meeting rooms** to accommodate from **2 to 35 people**, a large **communal café** and a **generous break out area**.



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First Floor

The suites are available together or individually.



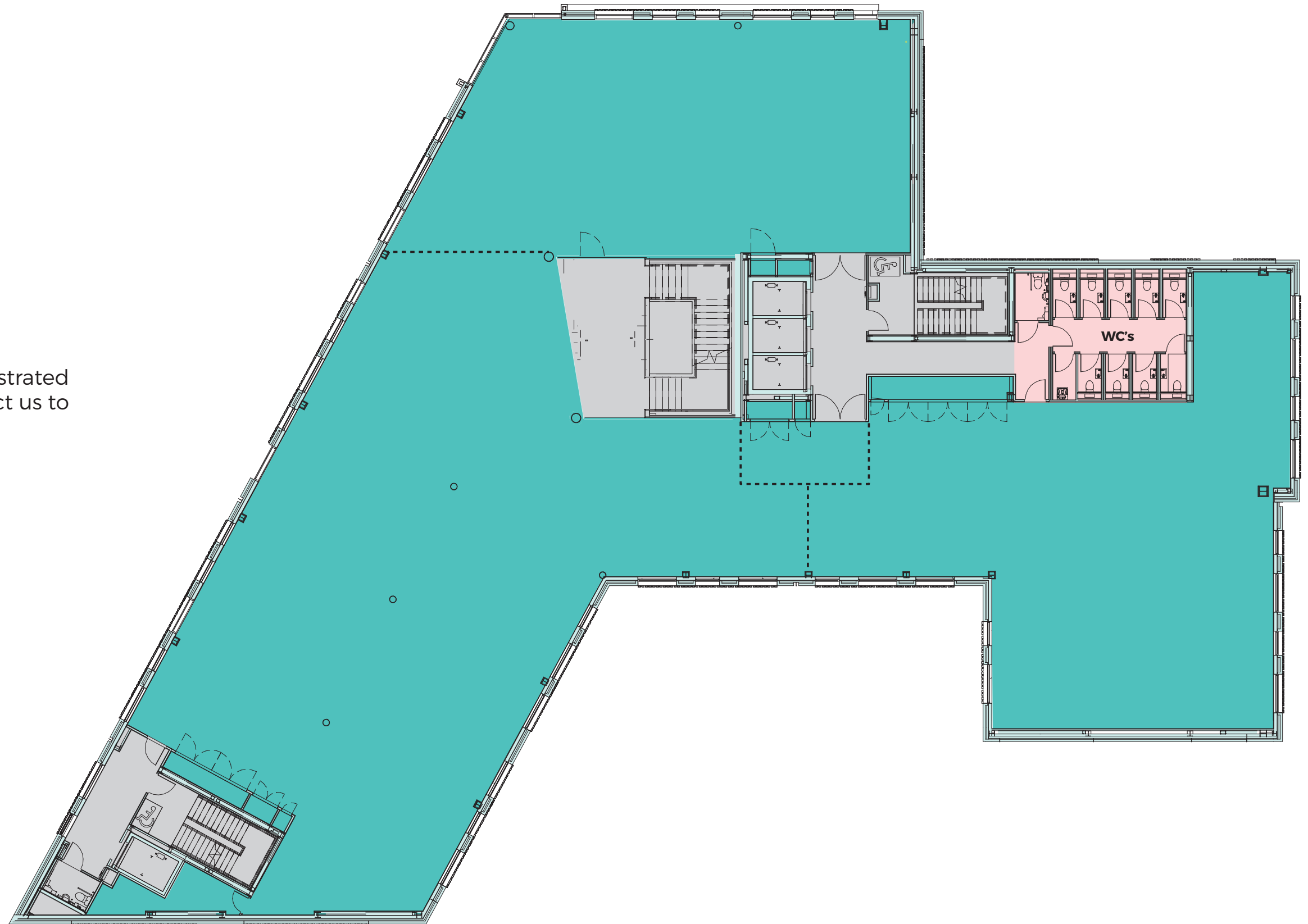
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Second Floor

Available:

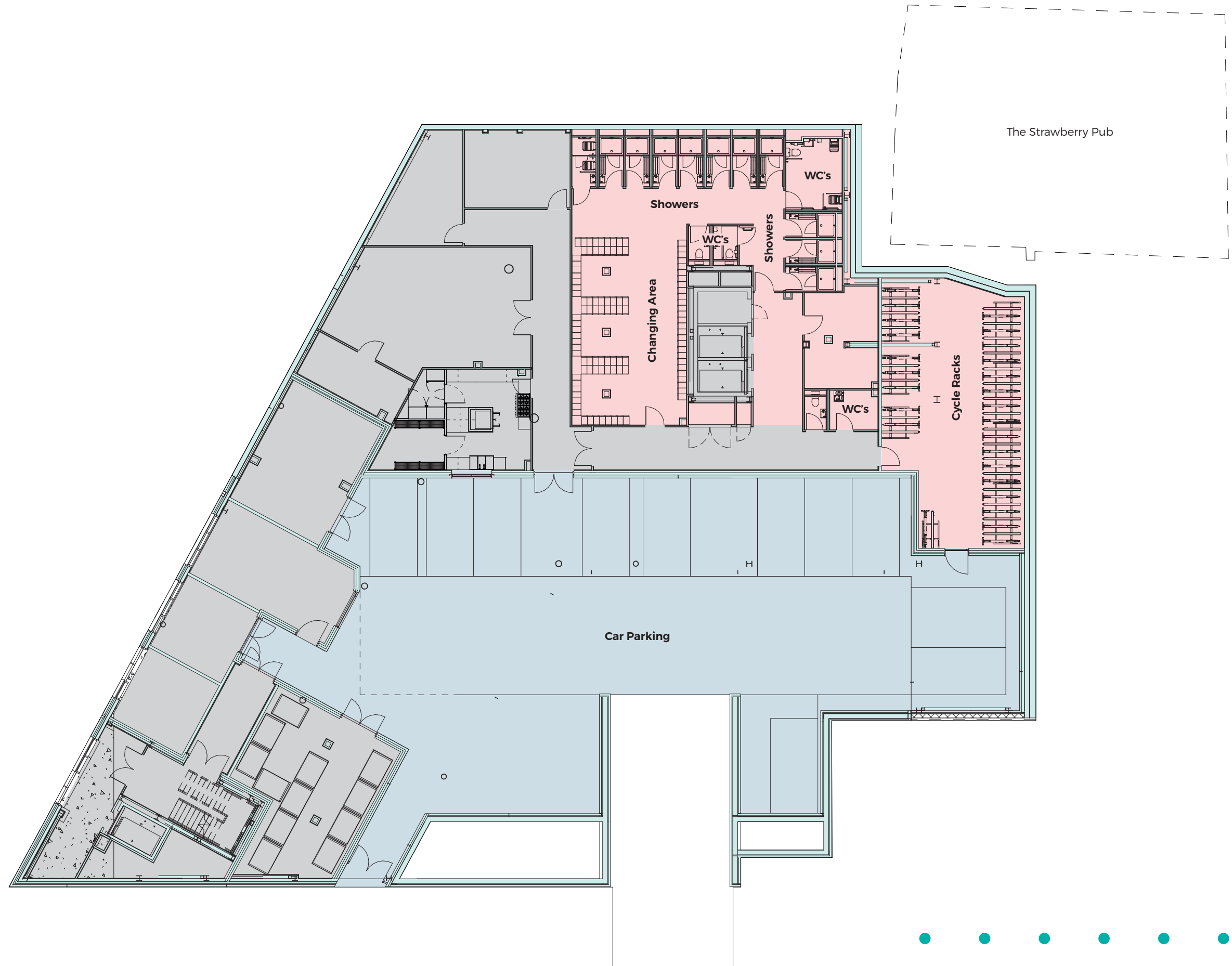
1,034 sq m (11,140 sq ft)

This floor can be sub-divided as illustrated on the plan opposite. Please contact us to discuss your specific requirements.

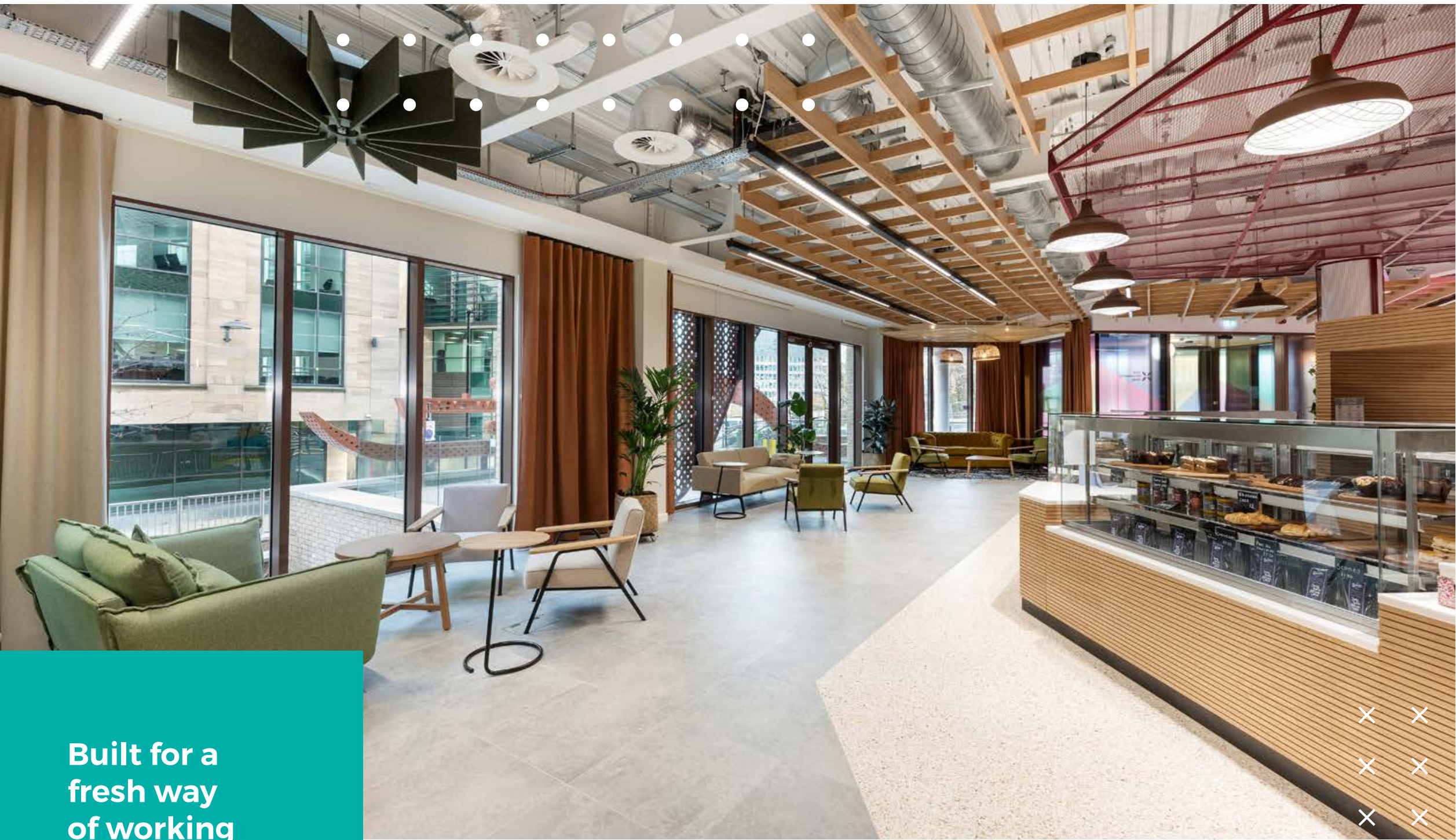
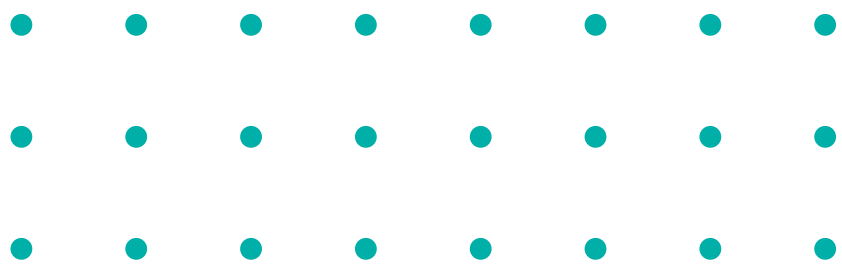


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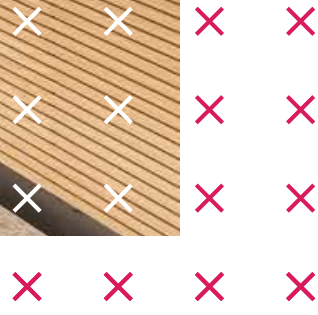
Lower Ground Floor



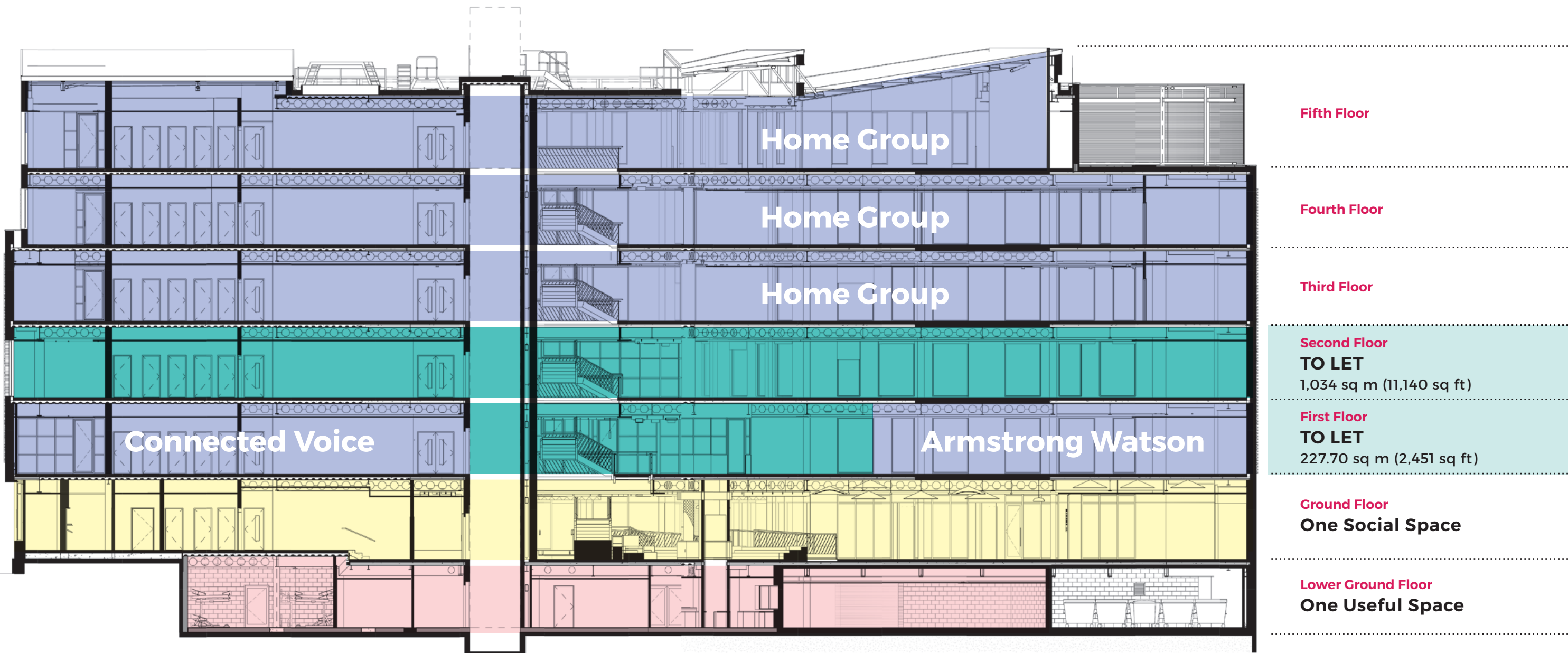
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of working

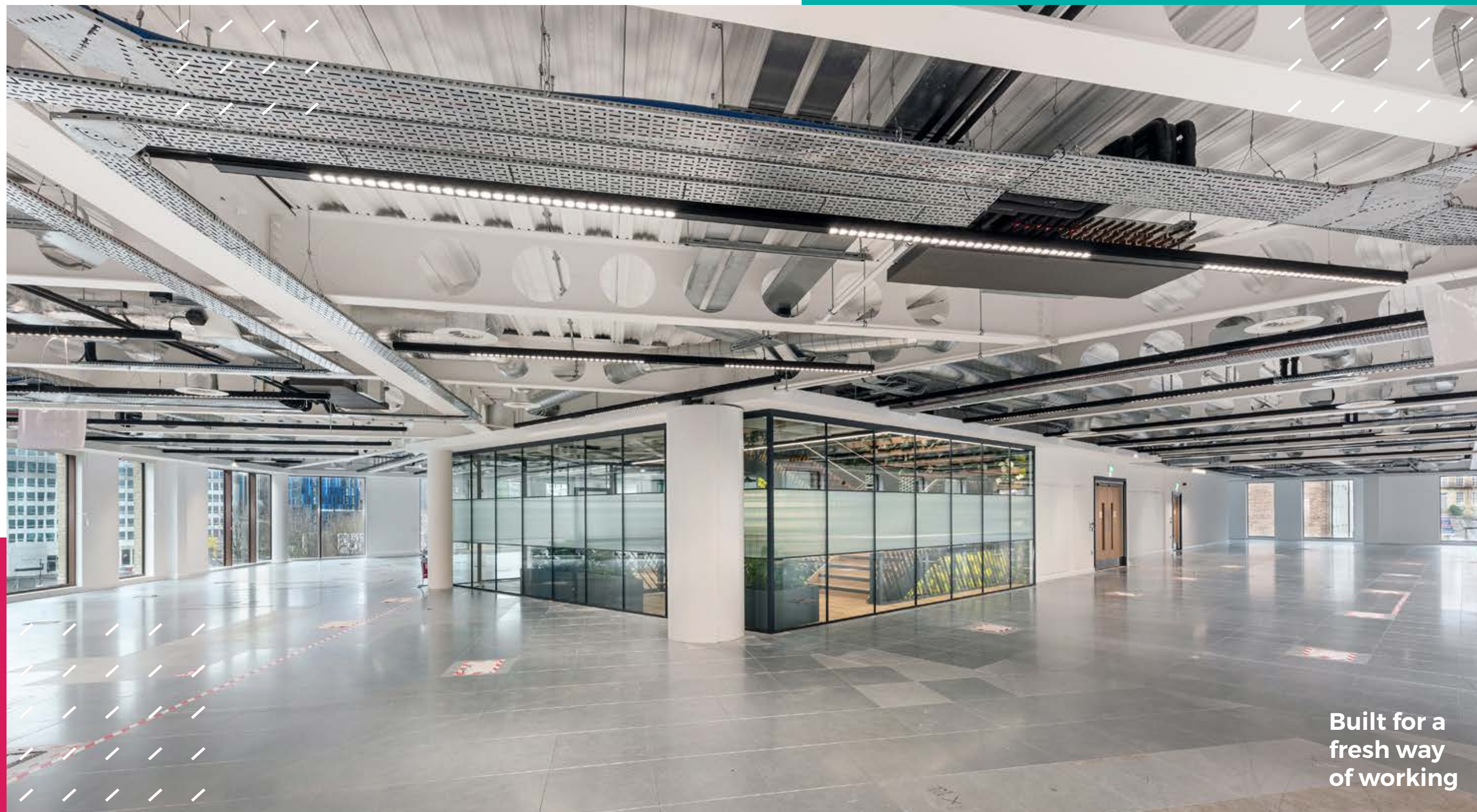


Stack



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of working

Second Floor



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of working

One Specification

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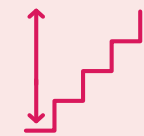
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of working



Lifts with destination control



Full height central open staircase



LED lighting



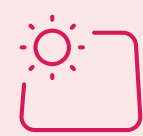
Integral blinds to external windows



Cycle racks and showers



Car park security / access



Photovoltaic panels



Accessible WC / adult changing facilities to ground floor



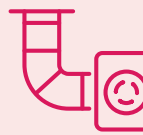
Small power to common areas and within risers to all floors



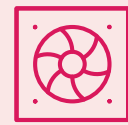
Raised access floor system - 150mm (overall depth)



Floorboxes with small power 1 per 10 sq m (track system for easy relocation)



Exposed service finish to all floors



Heating, cooling and ventilation (open plan floorplate with future flexibility)



Fully fitted WC and shower / changing provision



Floor coverings to lower ground floor and cores

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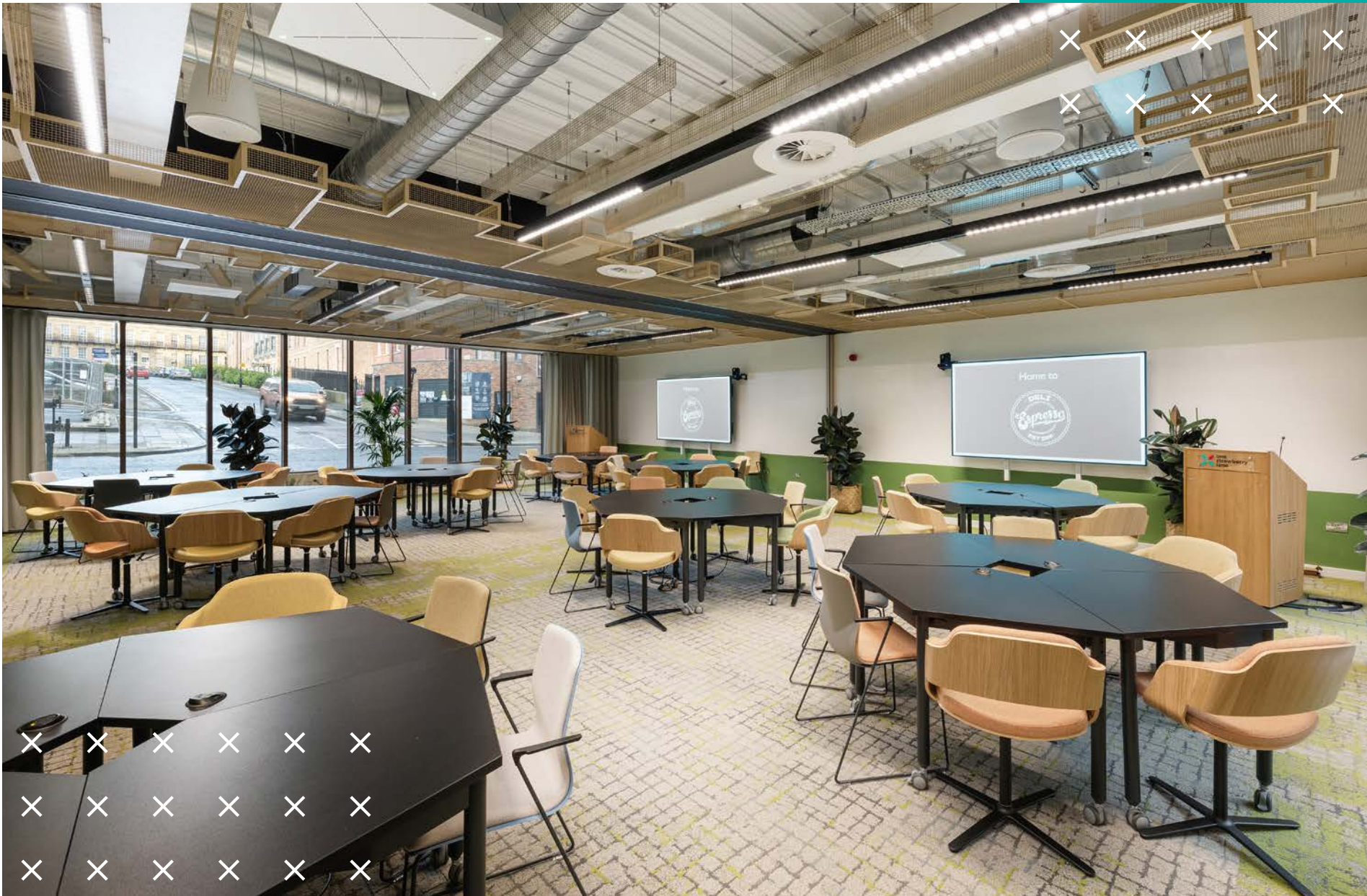
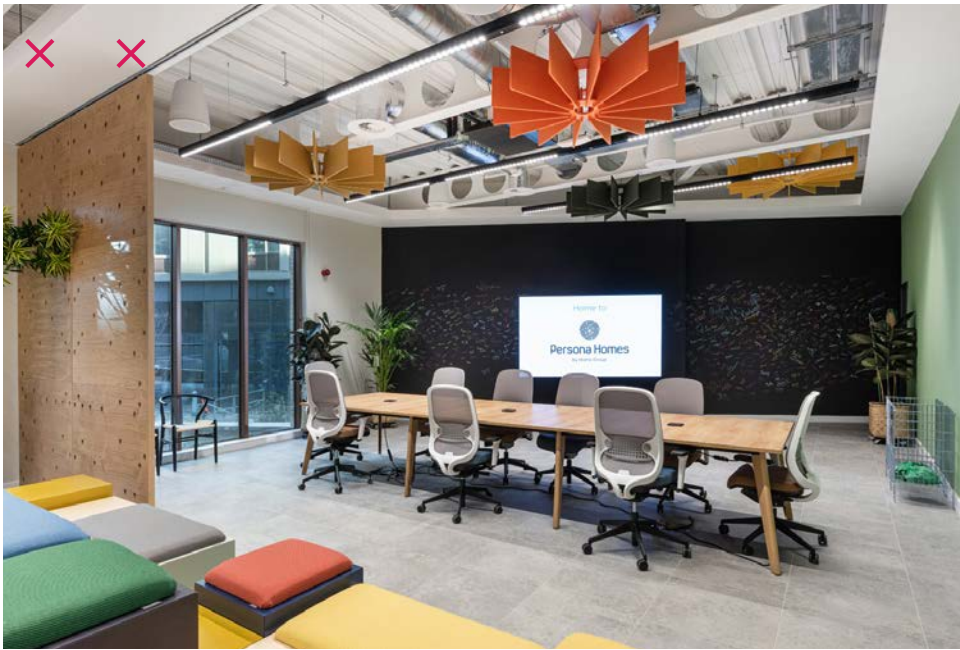
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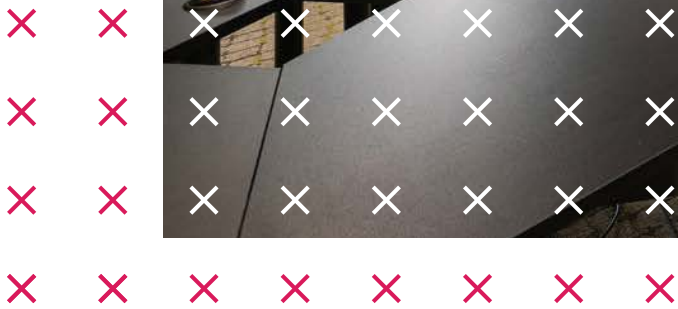
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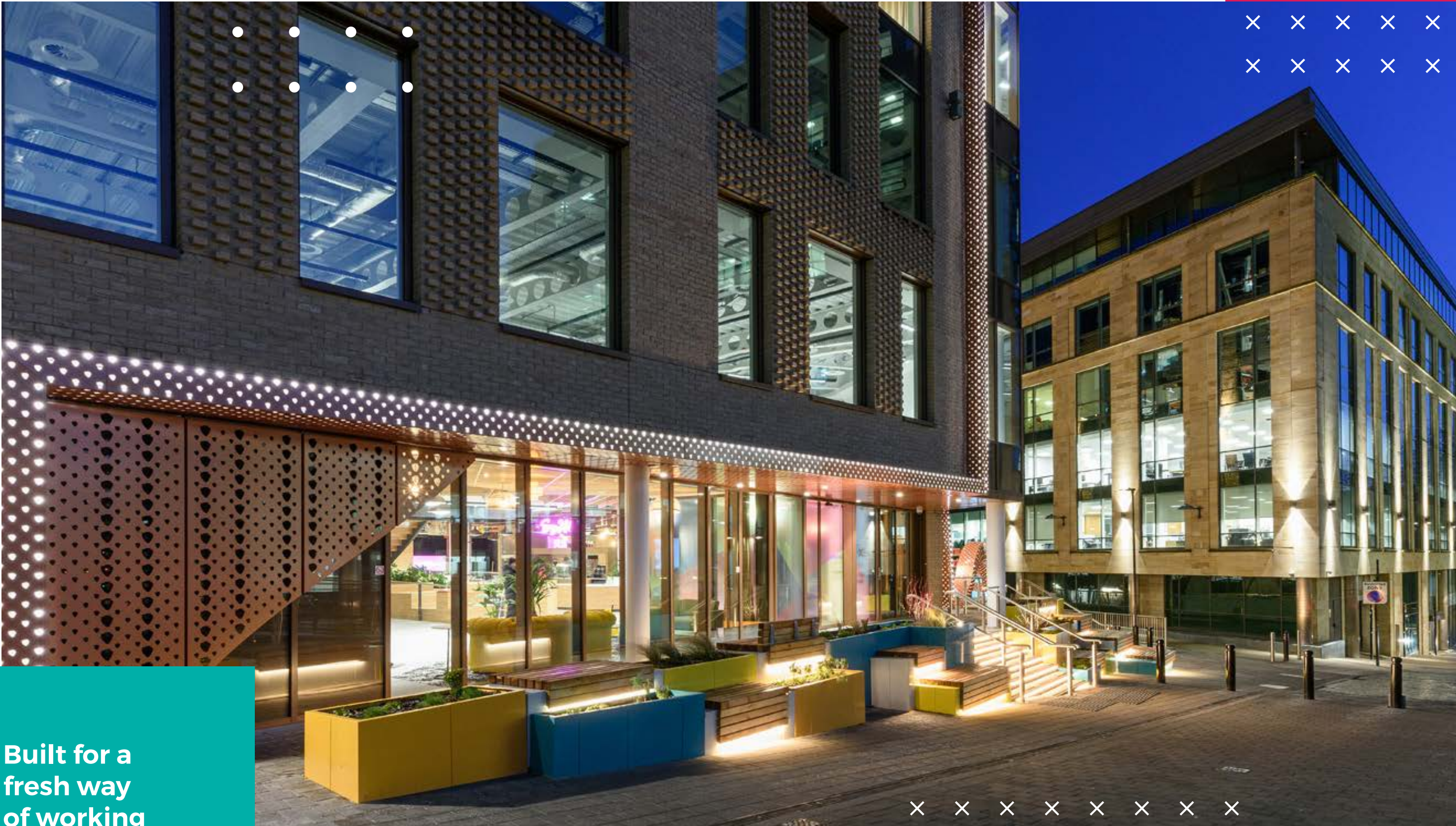
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Shared
meeting
space of
all sizes

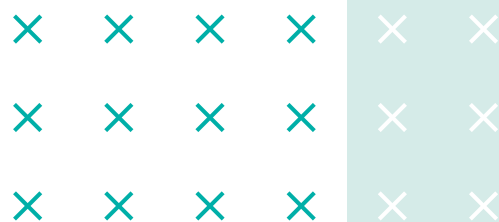




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A **perfect location** that allows **ease of access by foot, bicycle, car or train** and gives staff and visitors to the building the **best opportunity** to make the most of **city centre** and **all the amenities** it has to offer.

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of working**



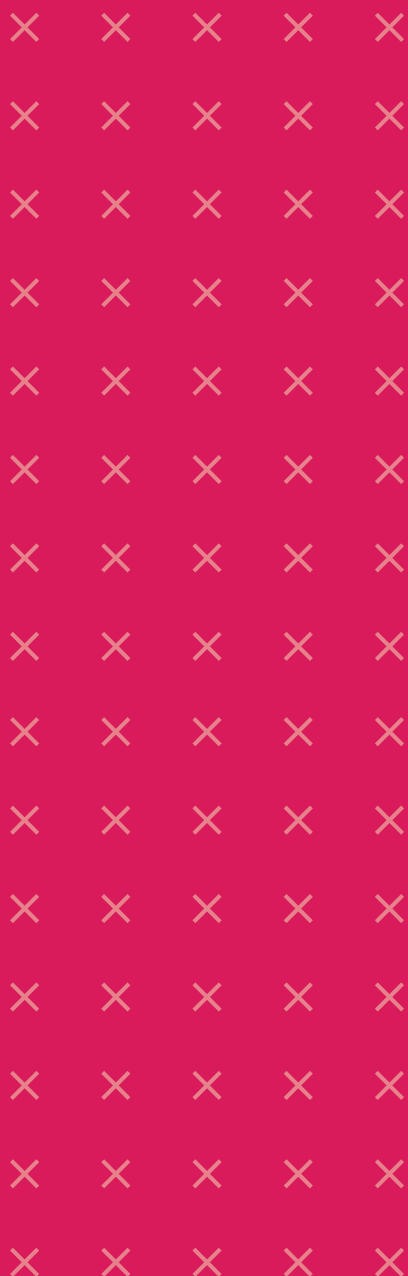
Walking Times

St James Metro	3 mins
Monument Metro	7 mins
Central Station Metro	11 mins
Central Station	11 mins
Eldon Square	6 mins
St James Park	1 min
Northumberland Street	9 mins
Haymarket Bus & Metro Interchange	7 mins
Grey Street	8 mins
Newcastle Helix	6 mins
Hadrian's Tower	7 mins
Newcastle University Business School	3 mins



Newcastle City Centre

- 1 St James Metro
- 2 Monument
- 3 Monument Metro
- 4 Central Station Metro
- 5 Central Station
- 6 Eldon Square
- 7 St James Park
- 8 Northumberland Street
- 9 Haymarket Bus & Metro Interchange
- 10 Grey Street
- 11 Newcastle Helix
- 12 Hadrian's Tower
- 13 Newcastle University Business School



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