



THE JESMOND

ASPIRATIONAL OFFICE SPACE

From 2,701 to 7,178 sq ft





INTRODUCING THE JESMOND

The Jesmond is a stunning new office space that is now open for business. Located in the heart of the vibrant and cosmopolitan suburb of Jesmond, directly opposite West Jesmond Metro Station.

The Jesmond has fantastic transport links. Located one mile north of Newcastle City Centre and just 20 minutes from Newcastle International Airport. It offers high quality, adaptable, open plan spaces from 2,701 to 7,178 sq ft, has an AAA energy efficiency rating, lifts to all floors, showers and roof terraces with panoramic views - yet is much more affordable than the city centre.

It's a vibrant and friendly place to work with rich mix of retail and leisure facilities on the doorstep.



THE BUILDING

| FLOOR | WORKSPACE | | TERRACE | |
|--------|-----------------------|-------|---------|-------|
| | Sq m | Sq ft | Sq m | Sq ft |
| FIRST | 416 | 4477 | 0 | 0 |
| SECOND | LET TO LASE COSMETICS | | | |
| THIRD | 251 | 2701 | 45 | 484 |
| TOTAL | 667 | 7178 | 45 | 484 |

The Jesmond provides open plan, flexible floorplates with:

- Stunning reception
- High quality finish and materials
- BREEM 'Very Good' rating
- EPC rating A-22
- External roof terrace (2nd and 3rd floor access)
- Raised access floors
- High efficiency VRF comfort cooling system
- High efficiency lighting system with T5 lamp technology and PIR control
- Lift to all floors
- Shower facilities



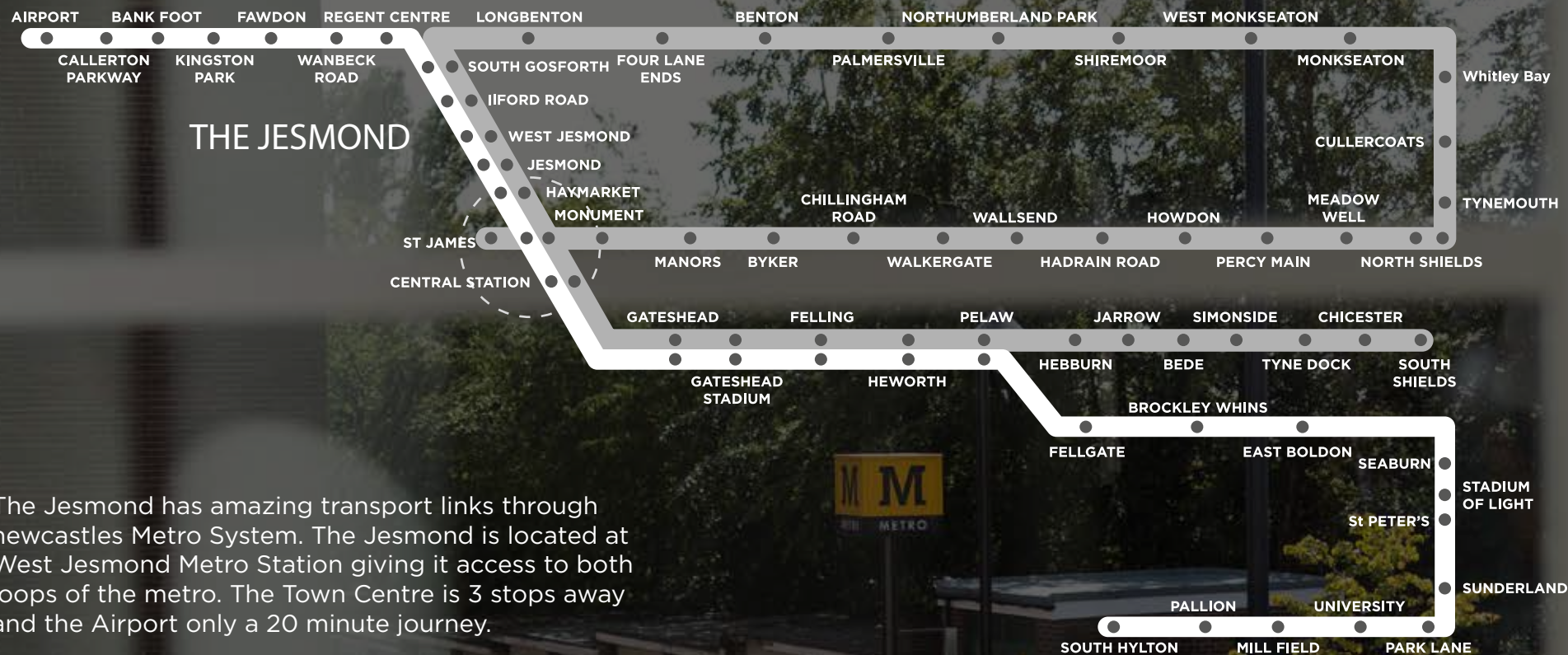
An aerial photograph of a residential area in Newcastle, UK. The scene shows a dense row of red brick terraced houses with grey tiled roofs. A yellow and grey tram is stopped on a track that runs alongside the houses. In the foreground, a red van is parked on a street, and a cyclist is riding past. The background shows more houses and some industrial buildings under a clear sky. A large white graphic of a stylized 'C' is overlaid on the left side of the image.

CONNECTED

20 MINUTES FROM ANYWHERE

Located one mile north of Newcastle City Centre, with excellent connections to public transport, regional road networks and just 20 minutes from Newcastle International Airport where you can fly to over 80 destinations direct.

THE JESMOND TRANSPORT LINKS



The Jesmond has amazing transport links through newcastles Metro System. The Jesmond is located at West Jesmond Metro Station giving it access to both loops of the metro. The Town Centre is 3 stops away and the Airport only a 20 minute journey.

This also means you and your employees can reach The Jesmond easily and quickly from a number location in the tyneside area including Sunderland.



LIFESTYLE

JESMOND LIVING

Located in the heart of Jesmond, which offers a cosmopolitan, vibrant and rich mix of retail and leisure facilities, and delivering the ultimate environment to live, work and play.





FFORDABLE OFFICE SPACE

Would you like an office space that is cheaper than the city centre, that has AAA energy efficiency rating and is located in a vibrant and affluent area with amazing transport links?



DAPTABLE

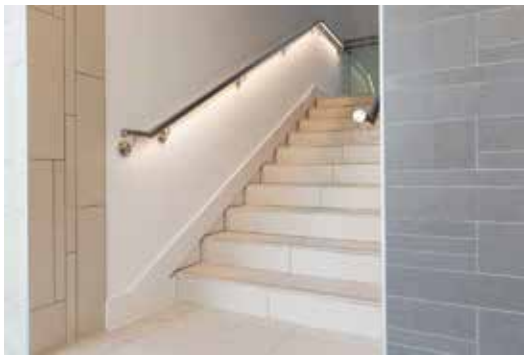
OFFICE SPACE

Would you like a vibrant and friendly place to work? This stunning new development provides adaptable open plan spaces from 2,701 to 7,178 sq ft with amazing features and a contemporary layout.



STATE OF THE ART OFFICE SPACE

Would you like a vibrant and friendly place to work? This stunning new development provides adaptable open plan spaces from 2,701 to 7,178 sq ft with amazing features and a contemporary layout.





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