



BANK HOUSE

PILGRIM
PLACE

Newcastle upon Tyne

Suites from

5,374 sq ft to 61,529 sq ft

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

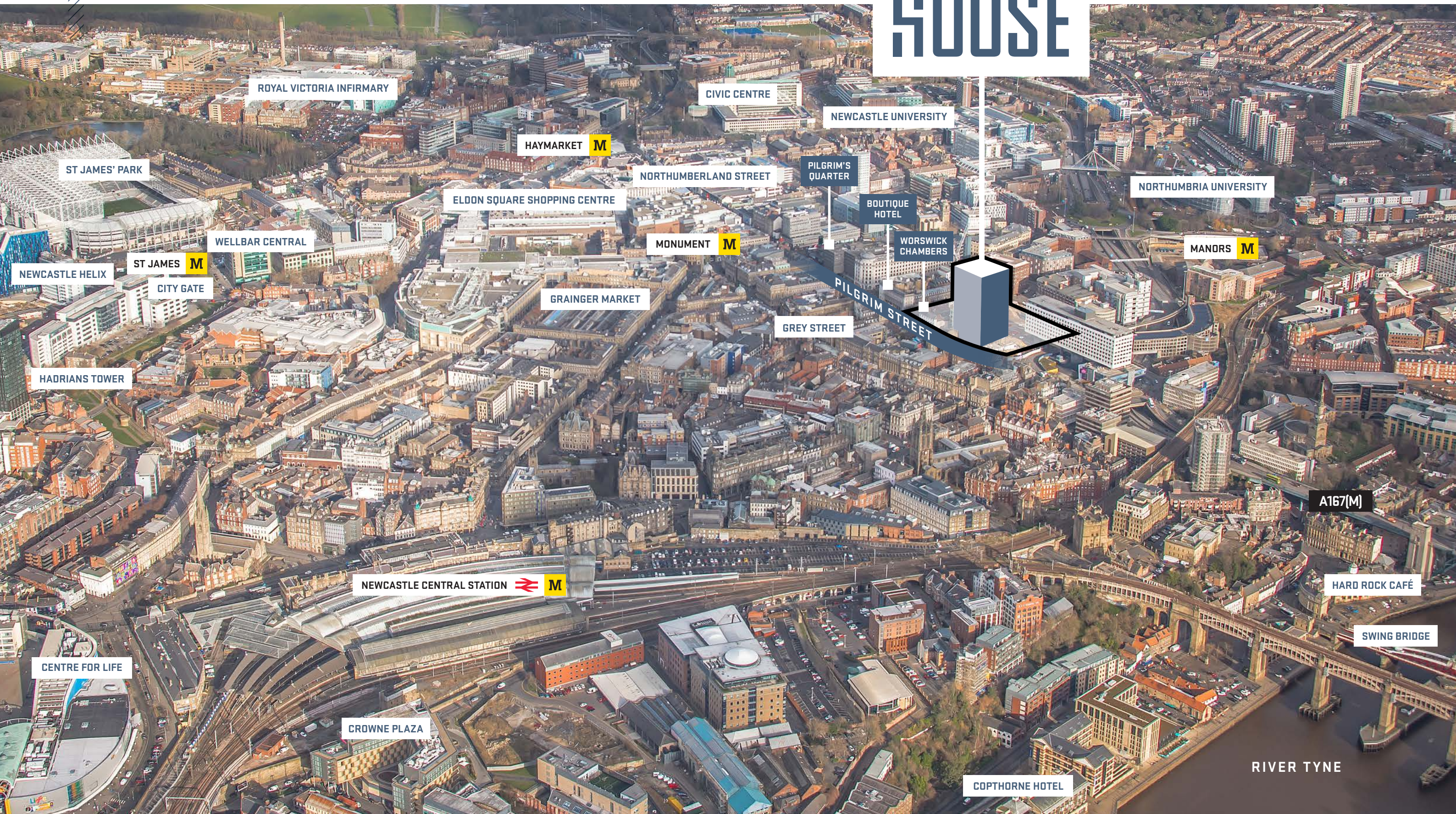
PILGRIM
PLACÉ



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 PILGRIM
HOUSE PLACE

Entrance



Environmental Sustainability

Bank House is a BREEAM Excellent building designed using a 'fabric first' approach to ensure reduced CO₂ 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[®]
Excellent

CO₂ 
REDUCTION

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

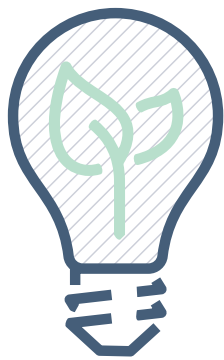
CYCLING **80 BIKE SPACES**
with a bike maintenance station, change facilities, shower and locker areas.




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





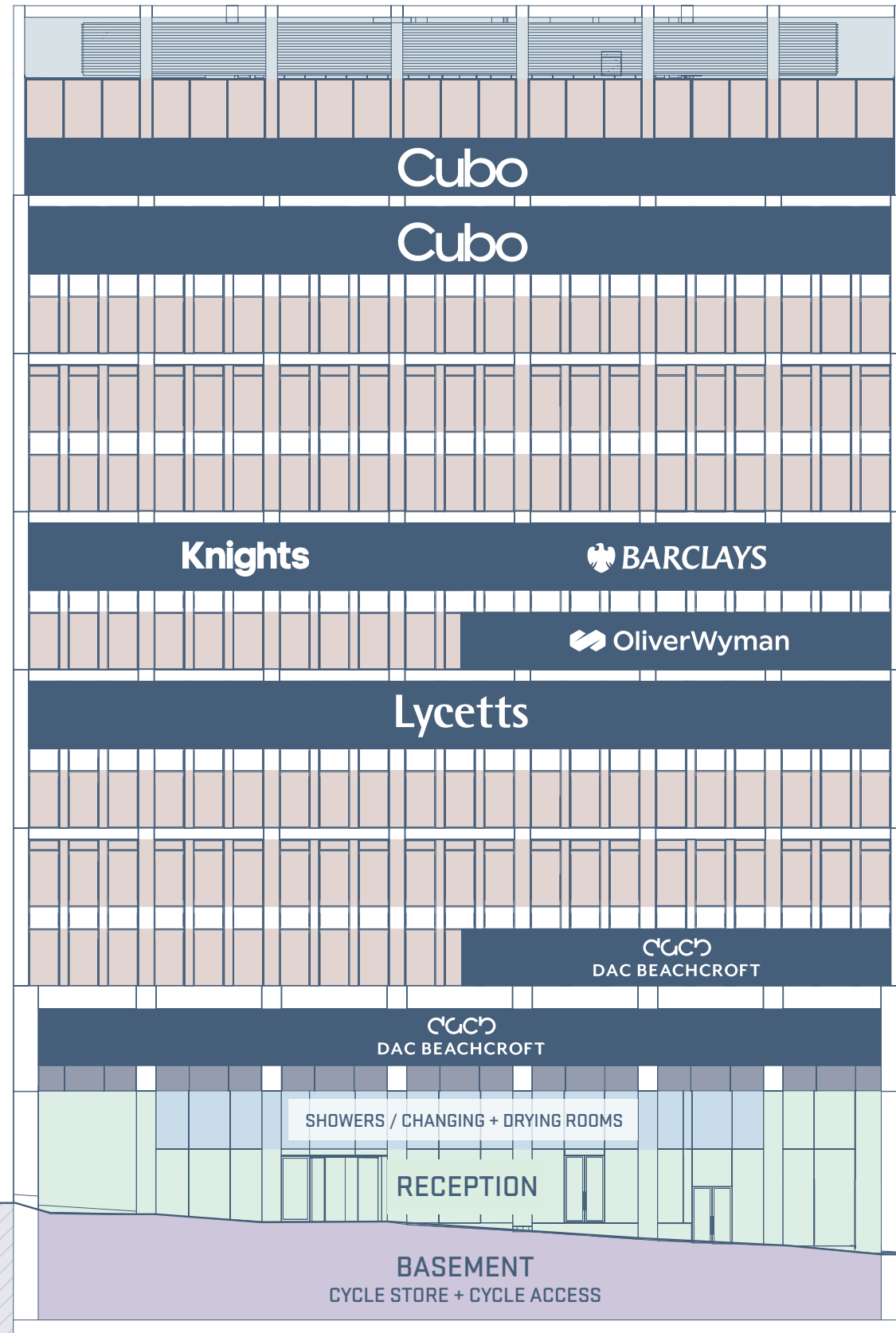
BANK PILGRIM
HOUSE PLACE

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
	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
50% REMAINING	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
50% REMAINING	LEVEL 2	5,374 sq ft	499.3 sq m
	LEVEL 1	10,010 sq ft	930 sq m
	MEZZANINE	Showers / Changing + Drying Rooms	
	TOTAL	61,529 sq ft	5,716.2 sq m
	BASEMENT	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.

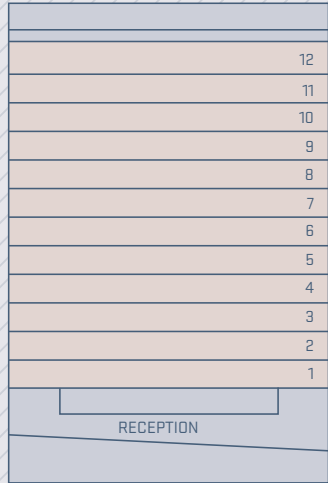
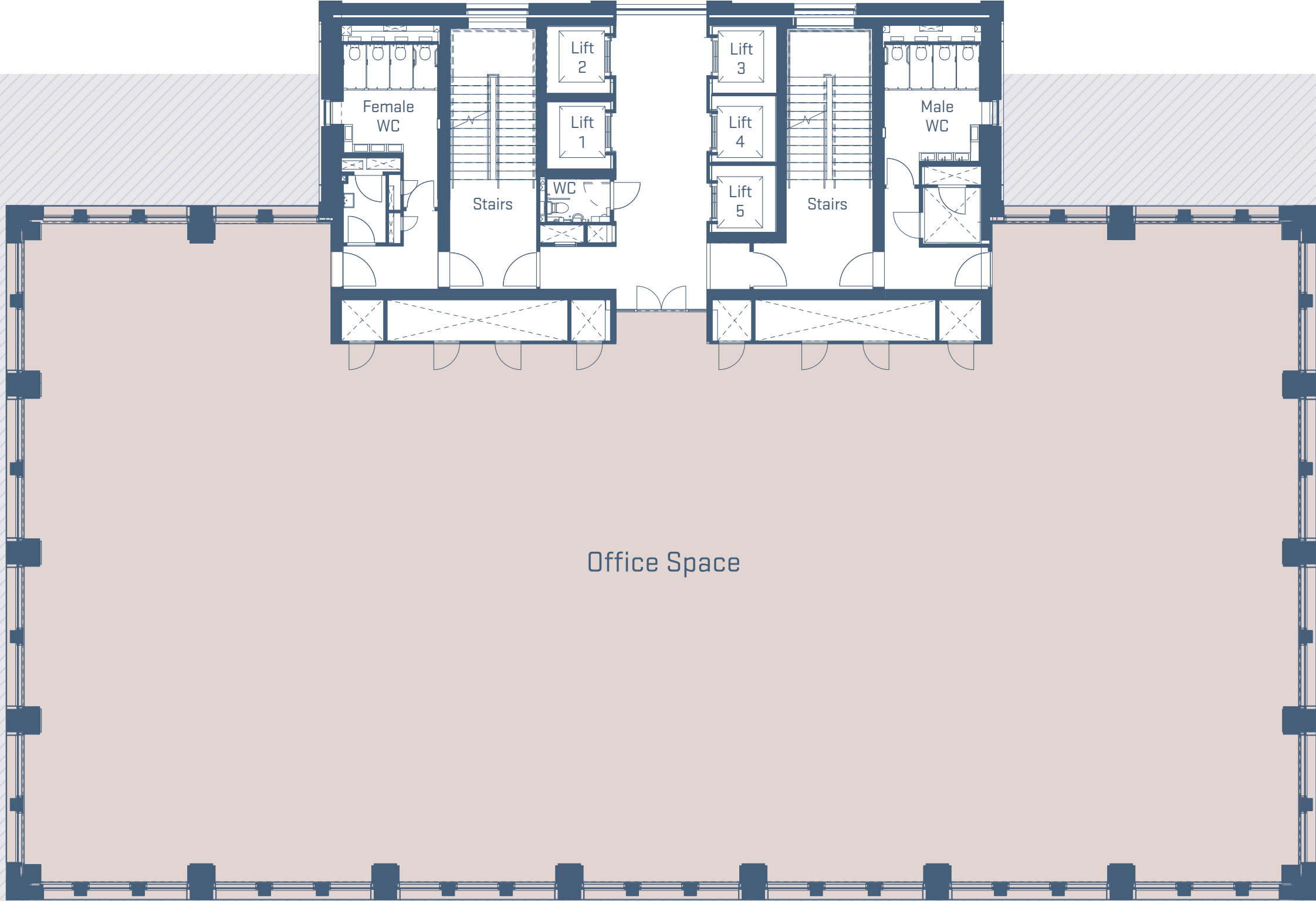


BANK PILGRIM
HOUSE PLACE

12th Floor



Typical Upper Floor



PILGRIM STREET

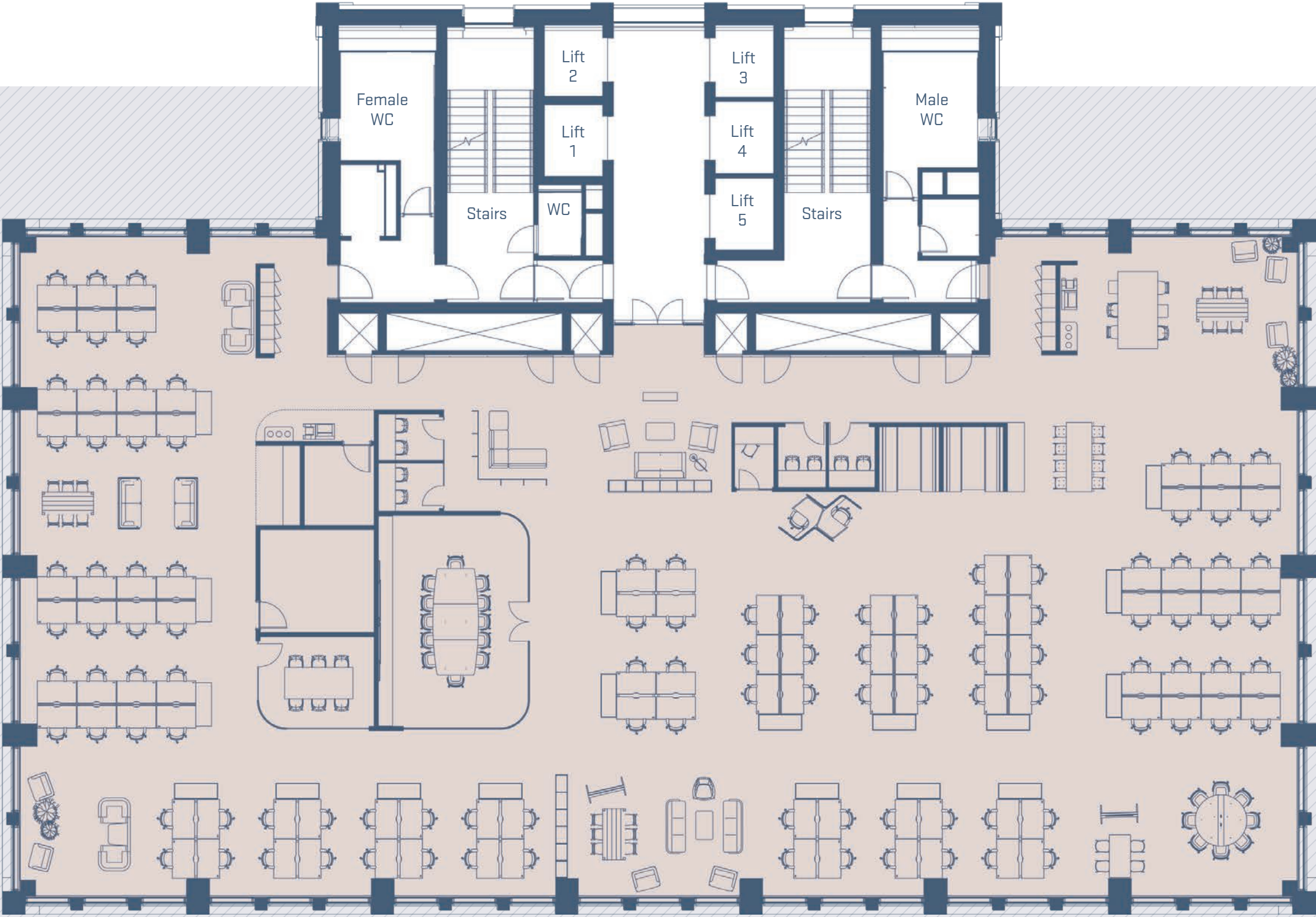
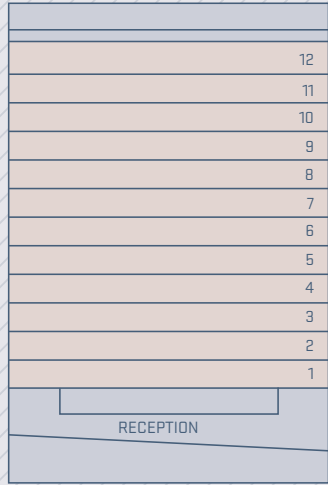
Typical Upper Floor

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

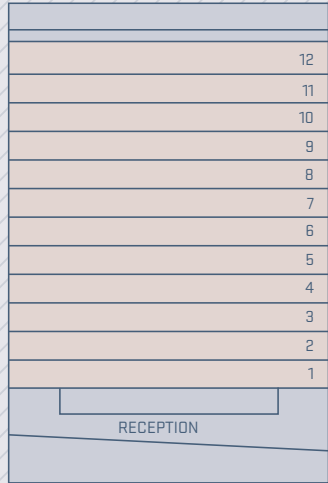
Typical Upper Floor

Space Plan Option 2

Space planning provided by
WARD ROBINSON

KEY INFORMATION

- + 52 open desks
- + 30m² 10-person boardroom
- + 2x 12m² enclosed 4-person meeting rooms
- + 4-person informal meeting pod
- + 10m² 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**

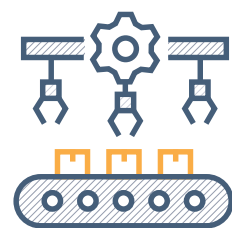
of over **1 MILLION PEOPLE** within **30 MINUTES**



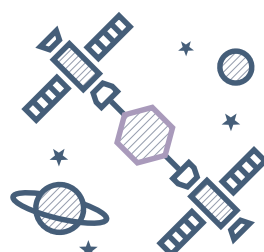
FOUR INDUSTRY CATAPULTS



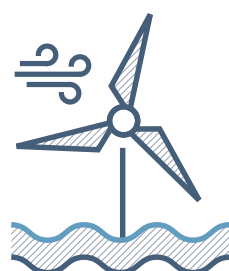
DIGITAL



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

Contact joint agents

**AVISON
YOUNG**

Tony Wordsworth

T: +44 191 269 0508

tony.wordsworth@avisonyoung.com

Adam Lawson

T: +44 191 269 0064

adam.lawson@avisonyoung.com

 **Knight
Frank**

Patrick Matheson

T: +44 191 594 5015

patrick.matheson@knightfrank.com

Nathan Douglas

T: +44 191 594 5002

nathan.douglas@knightfrank.com

IMPORTANT NOTICE: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Brochure: January 2024.