



THE PATTERn SHOP

UNIQUE OFFICE SPACES
IN THE HEART OF NEWCASTLE

1,108 SQ.FT – 32,367 SQ.FT



CONTENTS

01	Welcome	page. 3
02	Overview	page. 5
03	Location and connectivity	page. 7
04	Sustainability	page. 12
05	Community and shared spaces	page. 13
06	A place with pioneering history and innovation	page. 15
07	Floor Plans	page. 17
08	Contact	page. 24



01

WELCOME TO THE PATTERN SHOP



The Pattern Shop building, behind Newcastle Central Station, is where industrial pioneer Robert Stephenson built steam locomotives in the 1800s for export around the world, heralding the birth of the railway and a key moment in the industrial revolution.

The building is truly unique and sits at the very heart of historic Newcastle.

Our aim here has been to connect past, present and future, creating a building benefitting from the most advanced green energy technologies and health inducing biophilic designs. We believe the strong sense of wellbeing delivered by this approach will enable individuals and businesses to flourish.

It is hoped up to 300 people will eventually occupy the low carbon, low energy office building in a range of digital, technical and creative businesses, bringing forth a new economic revolution emulating that of the site's past.



Michelle Percy
Pattern Shop LLP





02

OVERVIEW

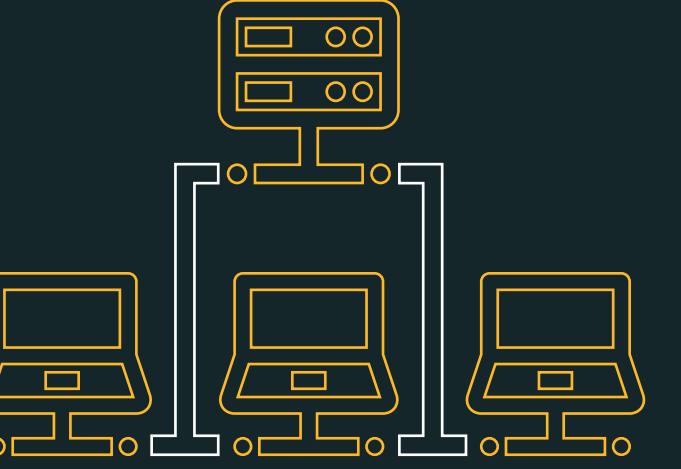
Located in the heart of the vibrant city of Newcastle, we present The Pattern Shop. This extraordinary space, built circa 1880, was originally used by the world-famous locomotive designer Robert Stephenson, one of the greatest engineers of the Victorian era. Reinvented for today's innovators, this striking building with its remarkable 200-year legacy, is the ideal base for businesses looking to make their mark.

With spectacular views of the Tyne bridges and an enviable location, situated directly adjacent to Central Station and other major transport links, The Pattern Shop combines industry leading telecommunications connectivity with best in class sustainability technology, ensuring this soulful building is fit for the future. Topping the leader board of best places to work, Newcastle offers a loyal and talented employment pool, meaning there's no better place for modern businesses to thrive.

The Pattern Shop is a Grade II listed building with a unique history within the city

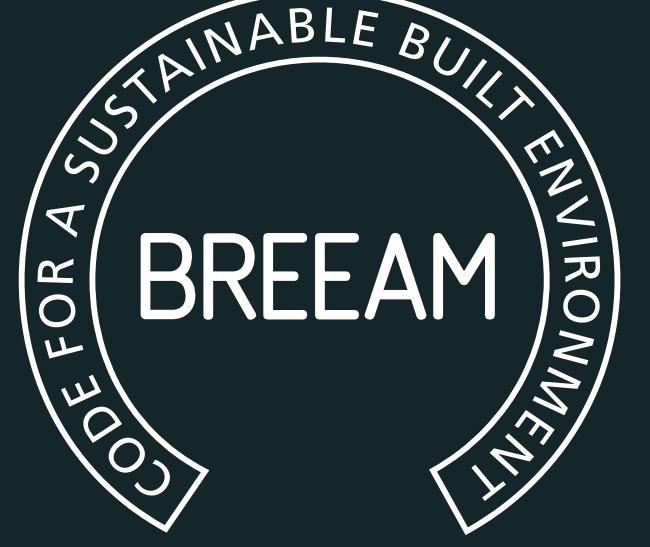






STELLIUM NETWORK CONNECTIVITY

Offering the highest quality connectivity to local, national and global fibre networks.



BREEAM –
VERY GOOD



EPC RATING –
B



SHOWER FACILITIES



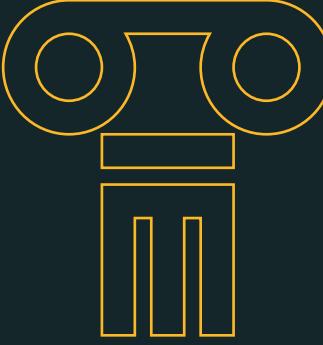
CYCLE STORAGE



SHARED MEETING SPACES



CENTRAL LOCATION WITH ACCESS TO MAIN TRANSPORT NETWORKS



GRADE II LISTED BUILDING WITH ORIGINAL HISTORIC FEATURES



PV PANELS AND BATTERY STORAGE



LEADING LED LIGHTING TECHNOLOGY WITHIN OFFICES

03

LOCATED IN ONE OF THE UK'S BEST-CONNECTED URBAN HUBS



The Pattern Shop represents the latest stage of the regeneration of the Stephenson Quarter. Now undergoing a significant renaissance, the Pattern Shop sits between Forth Street to the North and Hanover Street to the South, offering a range of retail, hospitality and entertainment venues right on the doorstep.

Located less than five minutes' walk from Newcastle Central Station with convenient road and public transport links, The Pattern Shop will be one of the most central commercial property developments in Newcastle.

The city of Newcastle is one of the best-connected urban hubs in the UK. With an international airport, major road links and a central train station situated on one of the country's main rail links. Newcastle is very much at the centre of the growing and diverse North East economy.

LOCAL AMENITIES

	Newcastle Central Station	5 minute walk
	Newcastle Central Station Metro	5 minute walk
	Newcastle Eldon Square Bus Station	16 minute walk
	Newcastle International Airport	16 mins travel by car 40 mins travel by bus 37 mins travel by Metro
	The Coast	26 mins travel by car 70 mins travel by bus 35 mins travel by Metro



OUR NEIGHBOURS



CROWNE PLAZA
HOTEL AND SPA



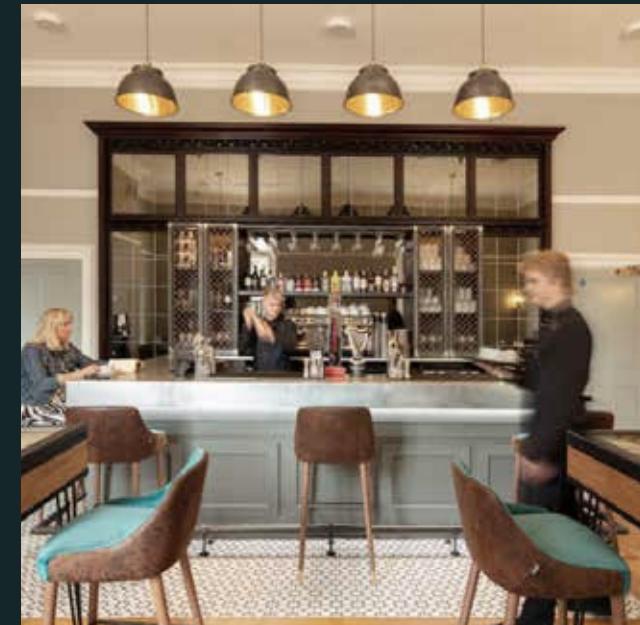
GIN BAR,
CROWNE PLAZA
HOTEL



THE BOILER SHOP
MUSIC AND
EVENTS



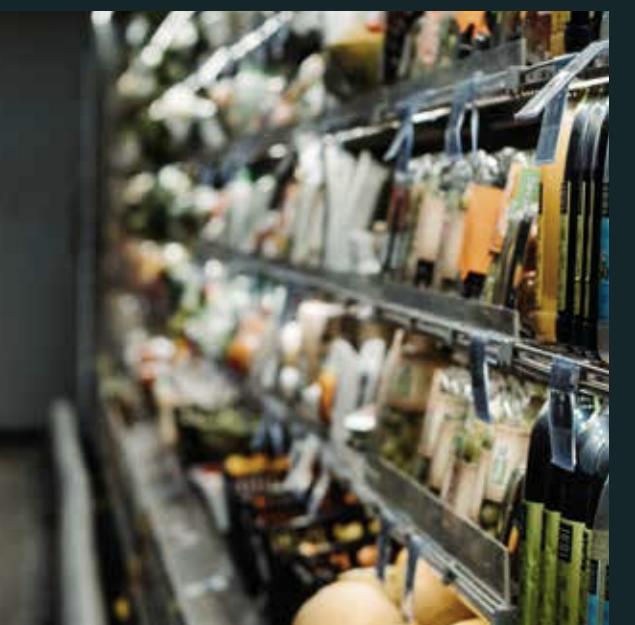
LANEWAY & CO
IN CENTRAL
SQUARE SOUTH



5 QUARTER CAFÉ
AND BAR



THE COMMON ROOM –
MINING INSTITUTE



SAINSBURYS,
WHSMITH AND
M&S IN
CENTRAL STATION



STEPHENSON
QUARTER
CAR PARKING



DELI CENTRAL –
SANDWICHES ETC



ARCH NEWS
CONVENIENCE
STORE



THE ARCHES BEER
STREET MICROPUB &
BOTTLE SHOP



THE LIT & PHIL

 All venues are within an 8 minute walk

FIRST FLOOR
LOOKING SOUTH



TOP FLOOR
LOOKING SOUTH



04

SUSTAINABILITY

While honouring the history and legacy of this fascinating building, the redevelopment of The Pattern Shop prioritises sustainability, comfort, innovation and wellbeing. The sustainable design will offer an energy-efficient and elegant environment, encouraging overall good health and wellbeing for occupants.



VENTILATION/AIR QUALITY

- Low VOC paint
- Natural ventilation strategy
- Indoor plants to communal area
- De-stratification fans

RATINGS

- Very Good BREEAM rating in Refurbishment Category
- EPC Rating – B

SUSTAINABLE TRAVEL

- On-site cycle storage and showering
- Located just south of Central Station for Tyne and Wear Metro and mainline rail network
- City-wide E-scooter hire



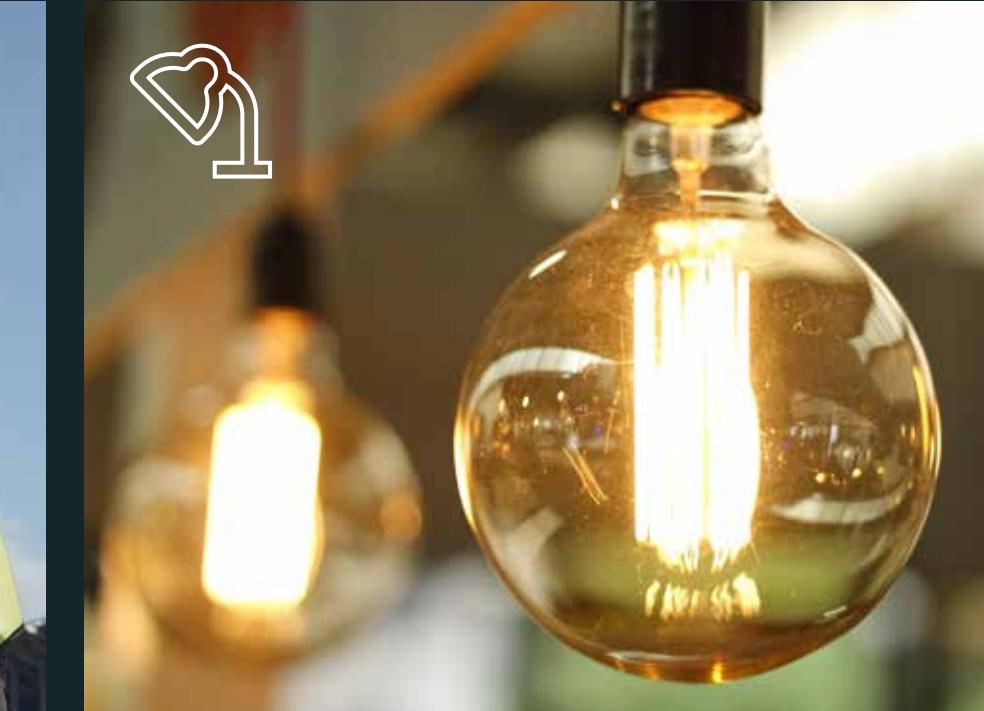
NATURE

- Undercroft entrance planting designed to increase bio-diversity
- Bat and swift boxes
- Green roof



RENEWABLE ENERGY

- No gas
- PV Panels
- Battery Storage
- Air Source Heat Pumps



LIGHTING

- Industry leading LED “intelligent” lighting to office spaces



CIRCULAR ECONOMY

- Upcycled furniture and reused materials



05

COMMUNITY AND SHARED SPACES



MAKIN' BAGELS OVER HI



Having spent so long working apart, there's nothing that provides a better boost to productivity and creativity in the workplace than some quality time spent working together. But the environment in which we do this is also crucial.

This is why we've preserved the atmosphere of this robust industrial building, exposing the original materials and features, whilst also creating comfort, warmth and stunning views, giving you flexible and shared spaces to feel inspired by.

Attracted by these authentic spaces which stand out in Newcastle's current city centre office market, The Pattern Shop will be the go-to place for ambitious and growing local start-ups and SMEs of between 10-50 employees or as a single let building for between 250-300 people.

However large or small, your business will be able to reap the benefits of the sense of community that this building will foster. Whether it's networking, exchanging skills and knowledge, sharing some down-time with each other, or pushing forward new ideas, The Pattern Shop is sure to bring real joy back to office life.





 MAIN ENTRANCE AND STYLISH LOBBY PROVIDES A WELCOMING AND MEMORABLE ARRIVAL



 ORIGINAL FEATURES – BRICK, STEEL AND TIMBER COLUMNS AND BEAMS



 UNDERCROFT PROVIDES SHELTERED, OUTDOOR SPACE FOR COFFEES, INFORMAL MEETINGS OR EVENTS



 FULLY ACCESSIBLE BUILDING



 MEETING ROOMS



 SECURE BIKE STORE



 BIOPHILIC DESIGN



 SHOWER AND KITCHEN FACILITIES

06

A PLACE WITH A PIONEERING HISTORY

Founded two hundred years ago, the Robert Stephenson & Co was the first locomotive works in the world. A pioneer of locomotive design, Robert Stephenson's ingenuity led to an economic, industrial and technological boom across the world.

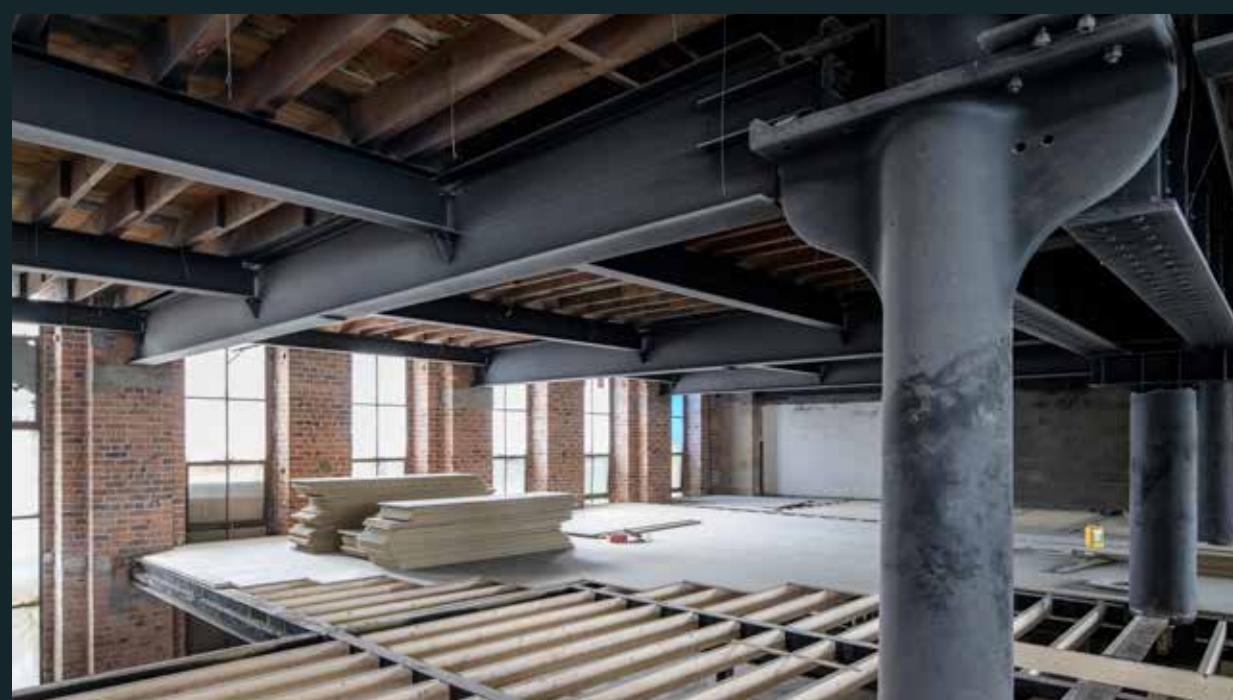
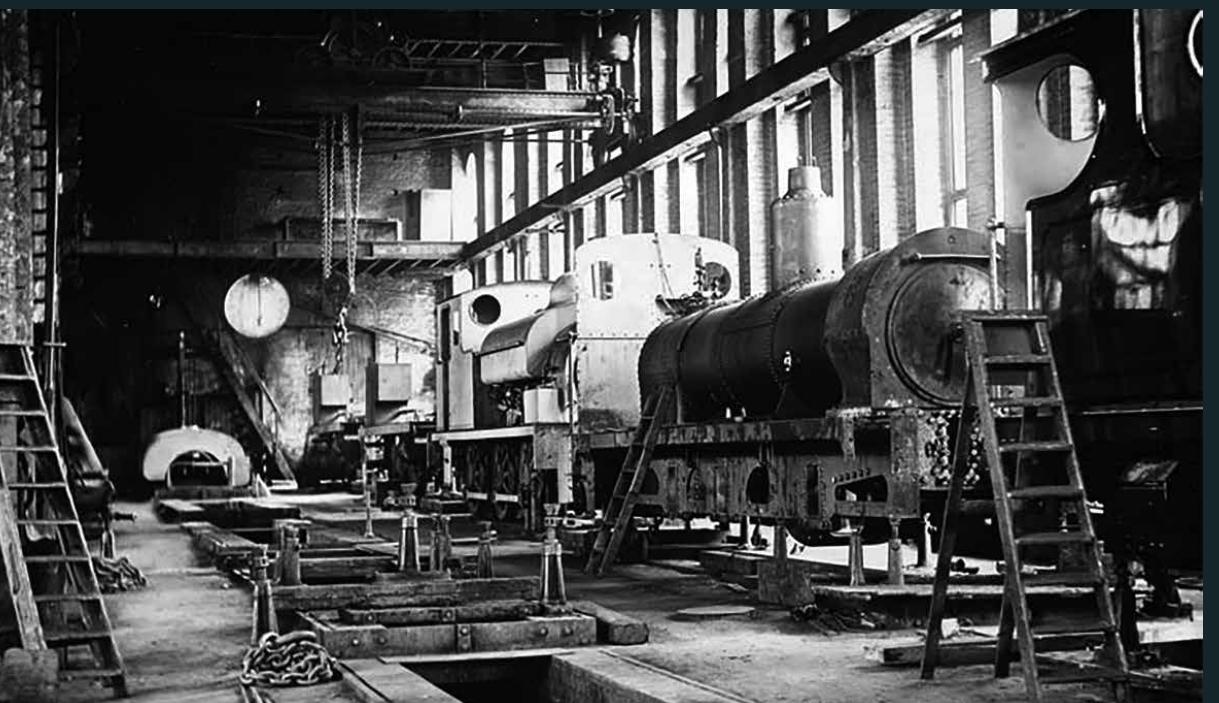
Anyone familiar with the history of the North East of England will have heard the name Robert Stephenson. Son of George Stephenson, the engineer known to history as the 'Father of the Railways'. Robert was born only a few miles from where The Pattern Shop stands today.



Image courtesy of the McDowell Trust

His innovative locomotive designs revolutionised the railways, accelerated the Industrial Revolution, and put Newcastle on the map as a centre for innovation and creativity. It is that legacy that The Pattern Shop and the wider development will honour.

Now commonly known as the Pattern Shop, the building was once the fitting shop for Robert Stephenson and Co, designers and creators of the first passenger steam locomotive on a public rail line. The site later became a painter's shop and engine shop, tender shop and yard. During the latter half of the nineteenth century, the building became home to machine and pattern departments – hence the name, The Pattern Shop.



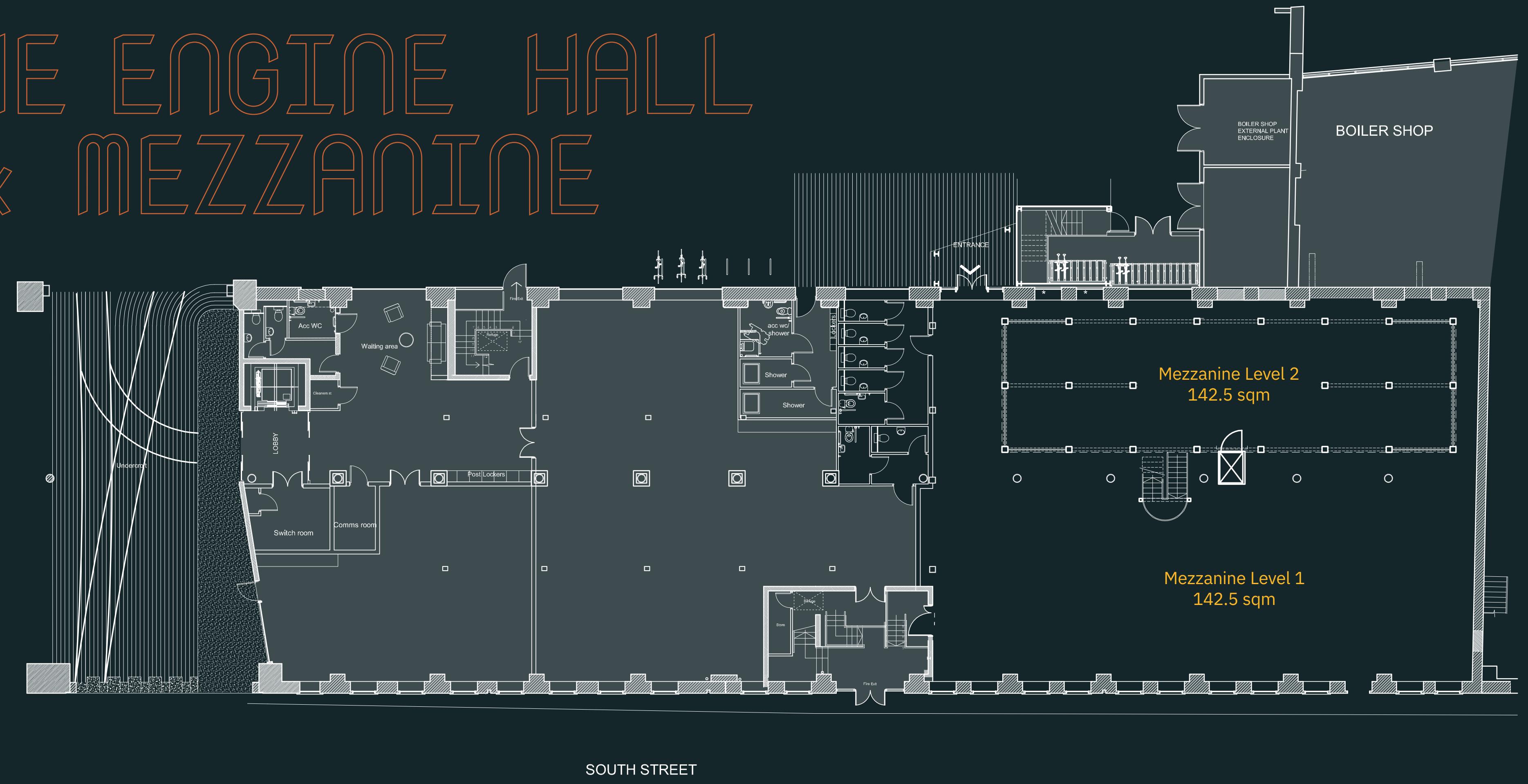
The site is now part of Newcastle's designated Central Conservation Area and is being respectfully and carefully brought back into use/to life, bringing a renewed sense of transformation and optimism to this working community.

07

FLOORPLANS



THE ENGINE HALL & MEZZANINE



FLOOR SPACES

Suite	Size (sqm)	Size (sqft)
Engine Hall	511.0	5,498
Mezzanine Level 1	142.5	1,532
Mezzanine Level 2	142.5	1,532
Totals	795.8	8,562

Net internal areas.

The ground floor will be home to three lettable office spaces. The Engine Hall will have its own access from Sussex Street with the other two ground floor suites being accessed via the main entrance way at the southern elevation.



G

The regeneration of the Stephenson Quarter is one of the most exciting and cosmopolitan property developments Newcastle has witnessed. Creating a working community in this historic and distinctive part of the city, the transformation of the former Robert Stephenson & Co fitting shop brings a rare offer to the commercial property market in this diverse region.

Engine Hall with its own entrance, cathedral-like ceilings, tall windows and original steel columns Contemporary, timber framed mezzanine structure

- Distinctive double-pitched roof with exposed restored timber beams
- Views across Newcastle and its iconic Quayside
- Original building fabric bringing character and charm
- Grade II listed building with a remarkable history
- Memorable and welcoming main entrance through undercroft space

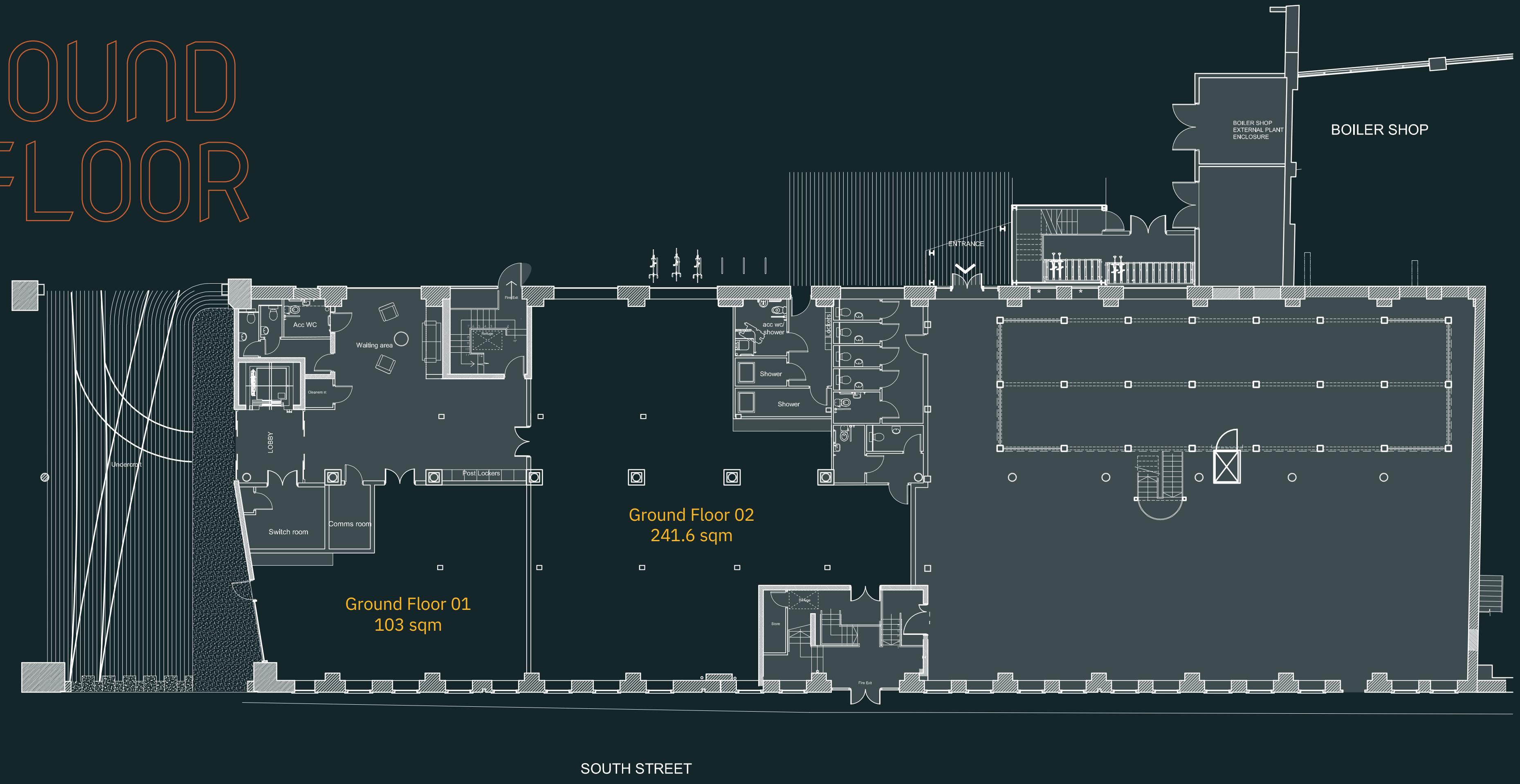
Original building fabric

ENGINE HALL AND
MEZZANINE, PATTERN SHOP

Exposed vaulted
ceiling beams

A Grade II listed building with
unique character and charm

GROUND FLOOR



FLOOR SPACES

Suite	Size (sqm)	Size (sqft)
Ground Floor 01	103	1,108
Ground Floor 02	241.6	2,600
Totals	344.6	3,708

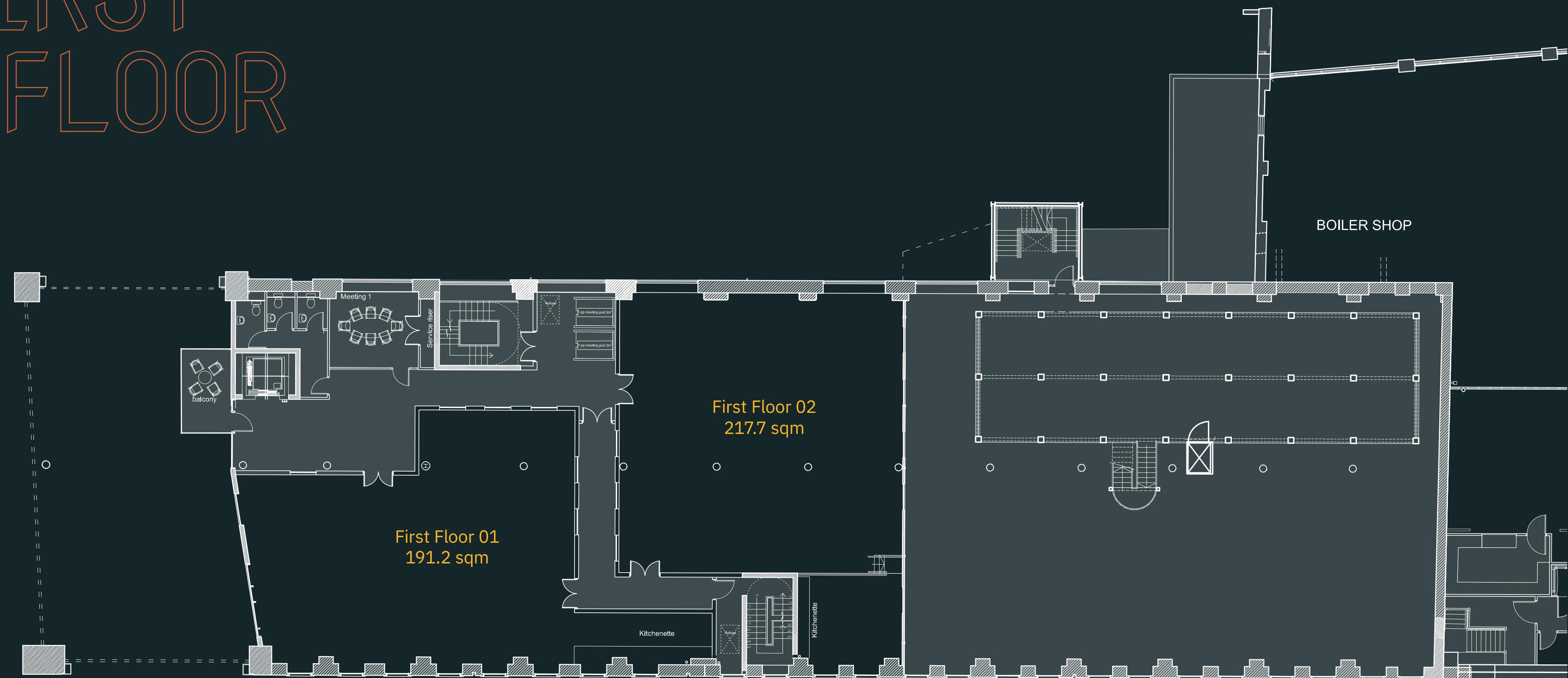
Net internal areas.



G



FIRST FLOOR



FLOOR SPACES

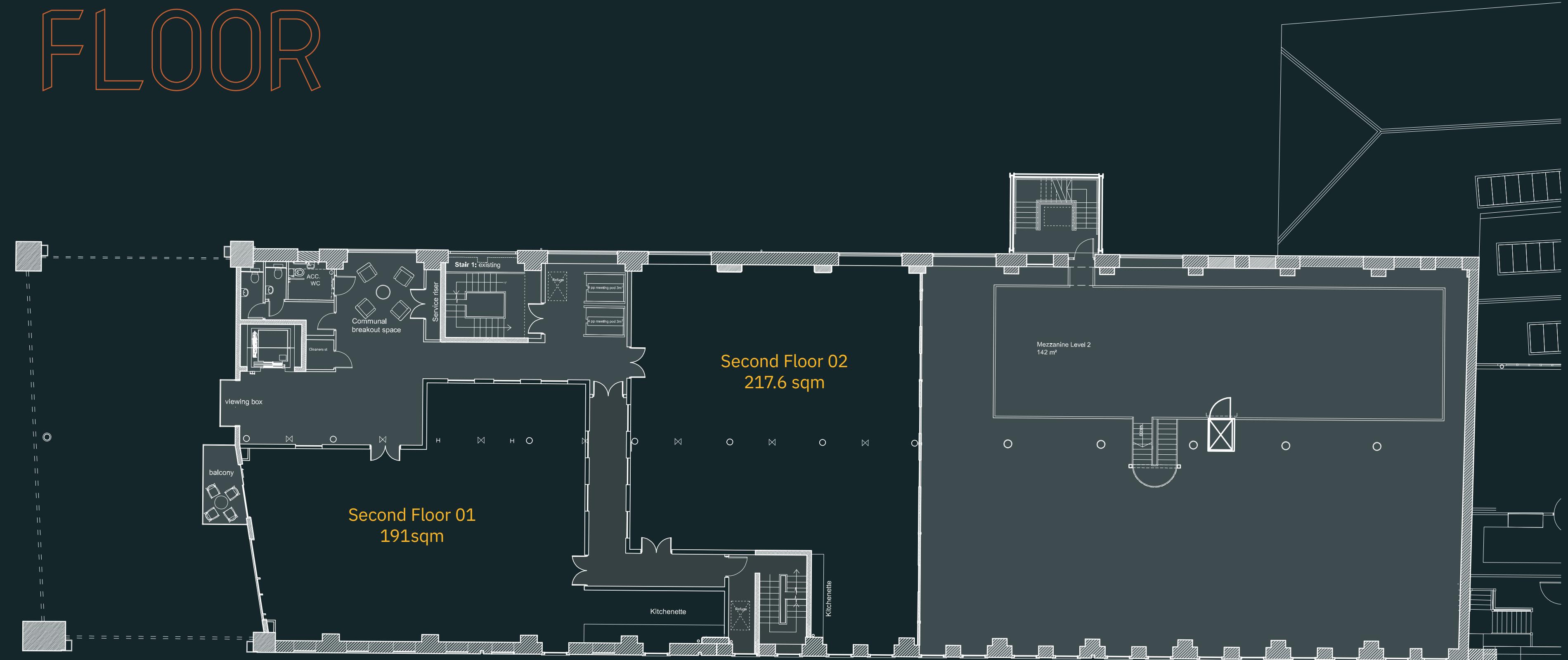
Suite	Size (sqm)	Size (sqft)
First Floor 01	191.2	2,057
First Floor 02	217.7	2,341
Totals	408.9	4,398

Net internal areas.

The first floor will be made up of two of our warm and welcoming offices, perfect for start-ups and local SMEs. The floor area of the first floor is 614.4m² (6,611 sq. ft) for a net lettable of 408.9m² (4,398 sq. ft).



SECOND FLOOR



FLOOR SPACES

Suite	Size (sqm)	Size (sqft)
Second Floor 01	191	2,055
Second Floor 02	217.6	2,341
Totals	408.6	4,339

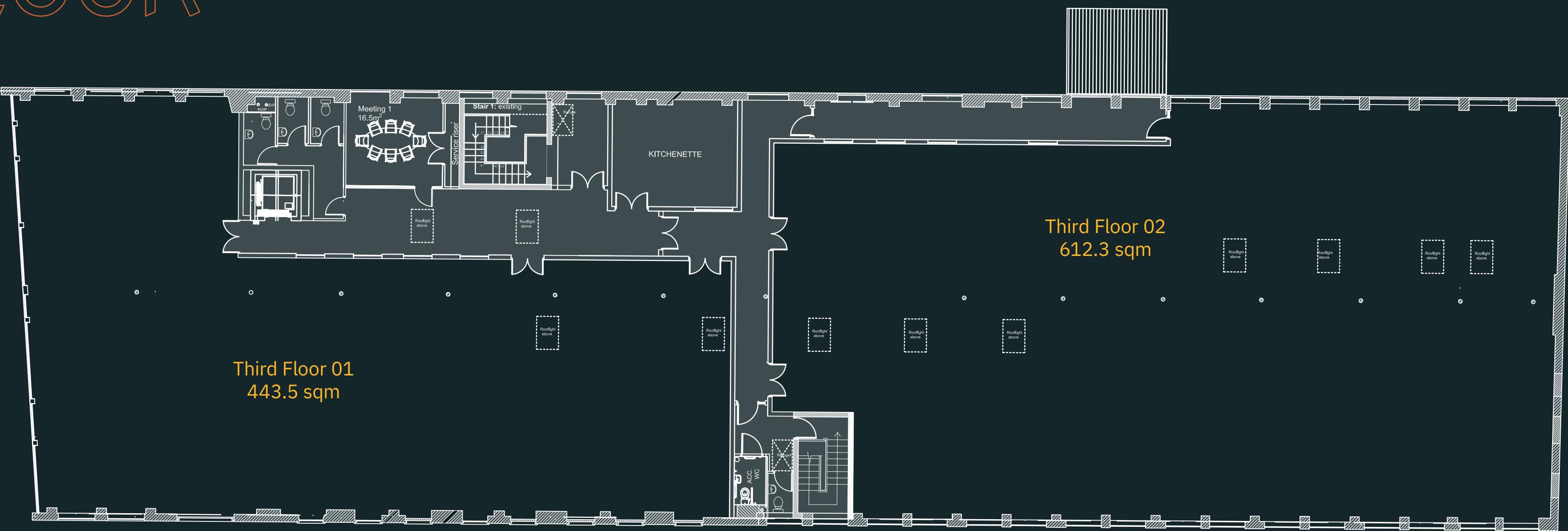
Net internal areas.

The second floor will be made up of two of our comfortable, light and practical spaces.





THIRD FLOOR



FLOOR SPACES

Suite	Size (sqm)	Size (sqft)
Third Floor 01	443.5	4,772
Third Floor 02	612.3	6,588
Totals	1,055.8	11,360

Net internal areas.

With breath-taking views, you will really be able to take in the beautiful surroundings of The Pattern Shop building – with a view down to Newcastle's famous quayside. The third-floor hosts some of our larger suites and layouts could be adapted to be occupied by one or two tenants.”



08

CONTACT US

**We hope you're as excited by the sound of The Pattern Shop
as we are to bring it to you.**

If you're intrigued to find out more, our team are on hand to discuss your requirements and are always happy to help.

Give us a call on or email your request to:



Patrick Matheson

0191 592 5015

patrick.matheson@knightfrank.com

Nathan Douglas

0191 592 5002

nathan.douglas@knightfrank.com

IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank 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. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: 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.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

