

THE  
**Lumen**  
In the heart of Newcastle Helix

# EXCITING CAFÉ/RESTAURANT OPPORTUNITY

**263 sq m (2,832 sq ft)**

with an opportunity for additional  
external seating

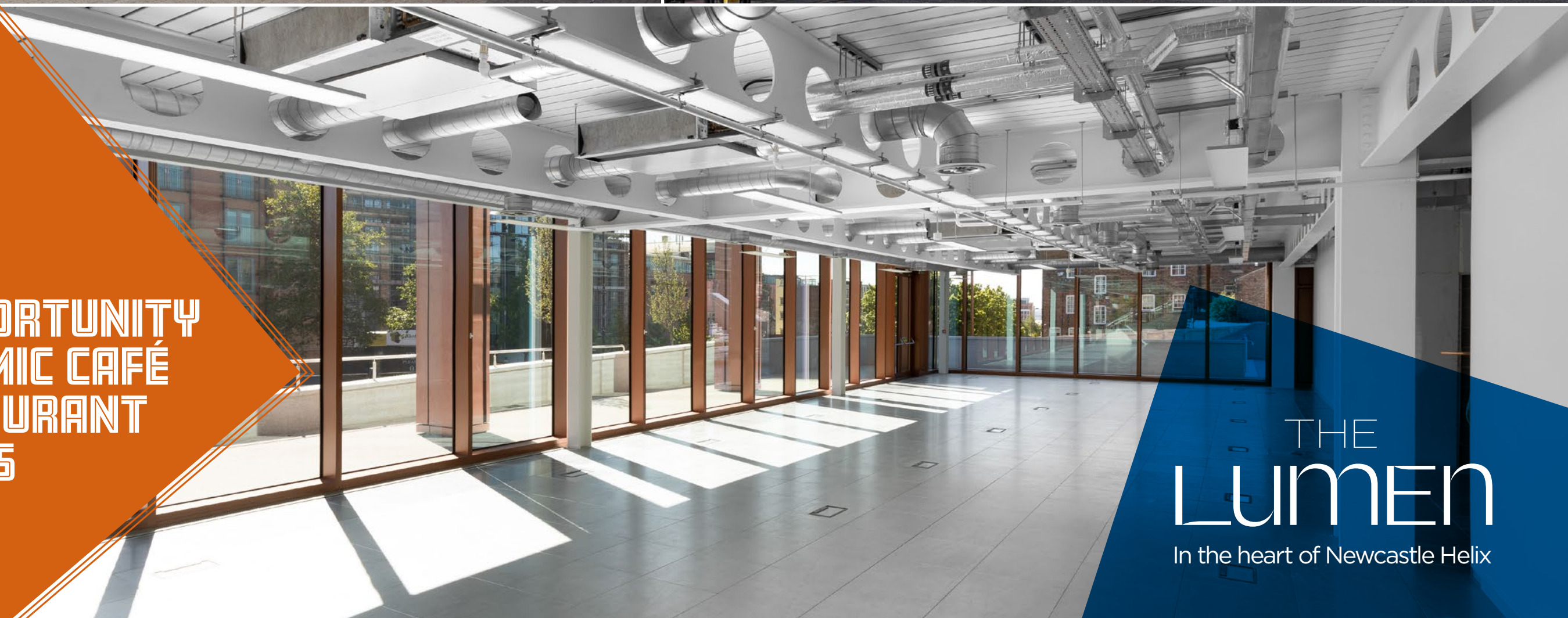




VIEW  
LUMEN  
VIDEO



IDEAL OPPORTUNITY  
FOR DYNAMIC CAFÉ  
AND RESTAURANT  
OPERATORS



THE  
**LUMEN**  
In the heart of Newcastle Helix



# Newcastle helix



A landmark 24-acre development transforming the Newcastle City Centre landscape and the **Number 1 fastest-growing tech region in the UK** (excluding London).

- Providing world class research, buzzing start-ups, international brands and progressive homeowners
- 10 world class buildings providing over 500,000 sq ft and set to rise
- Home to circa 50,000 students
- Home for 450 (+PRS) inspirational homes for professional families and the private rented sector
- Situated in a thriving and fast-moving part of Newcastle City Centre
- Opportunity for high quality café and restaurant operator to gain early representation within The Lumen Grade A office scheme

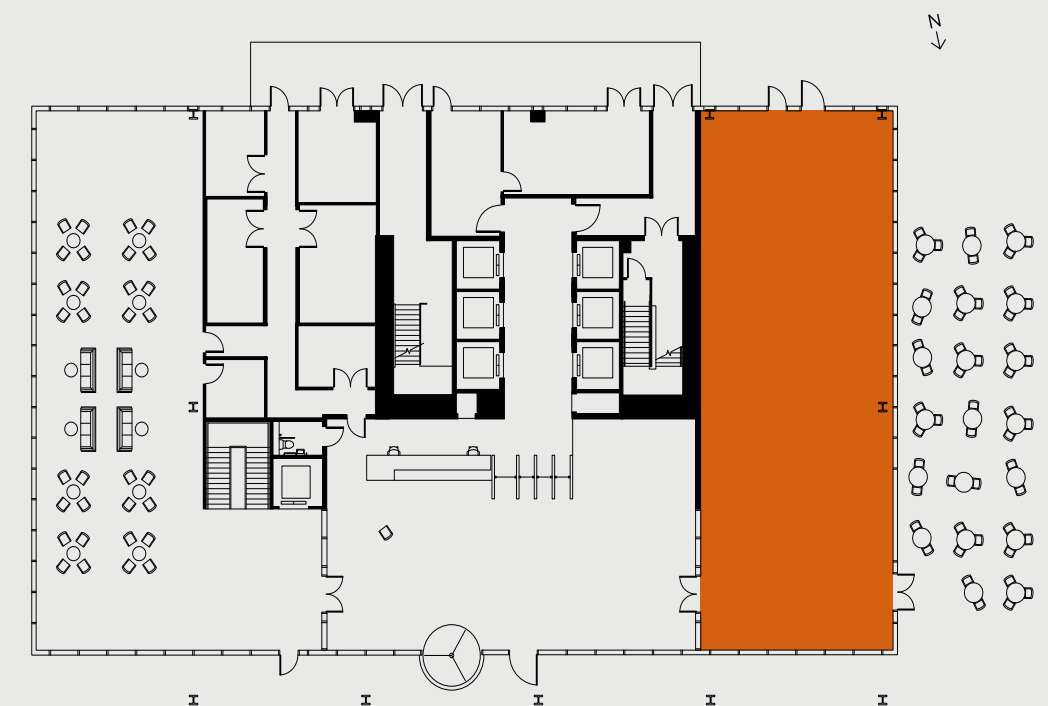
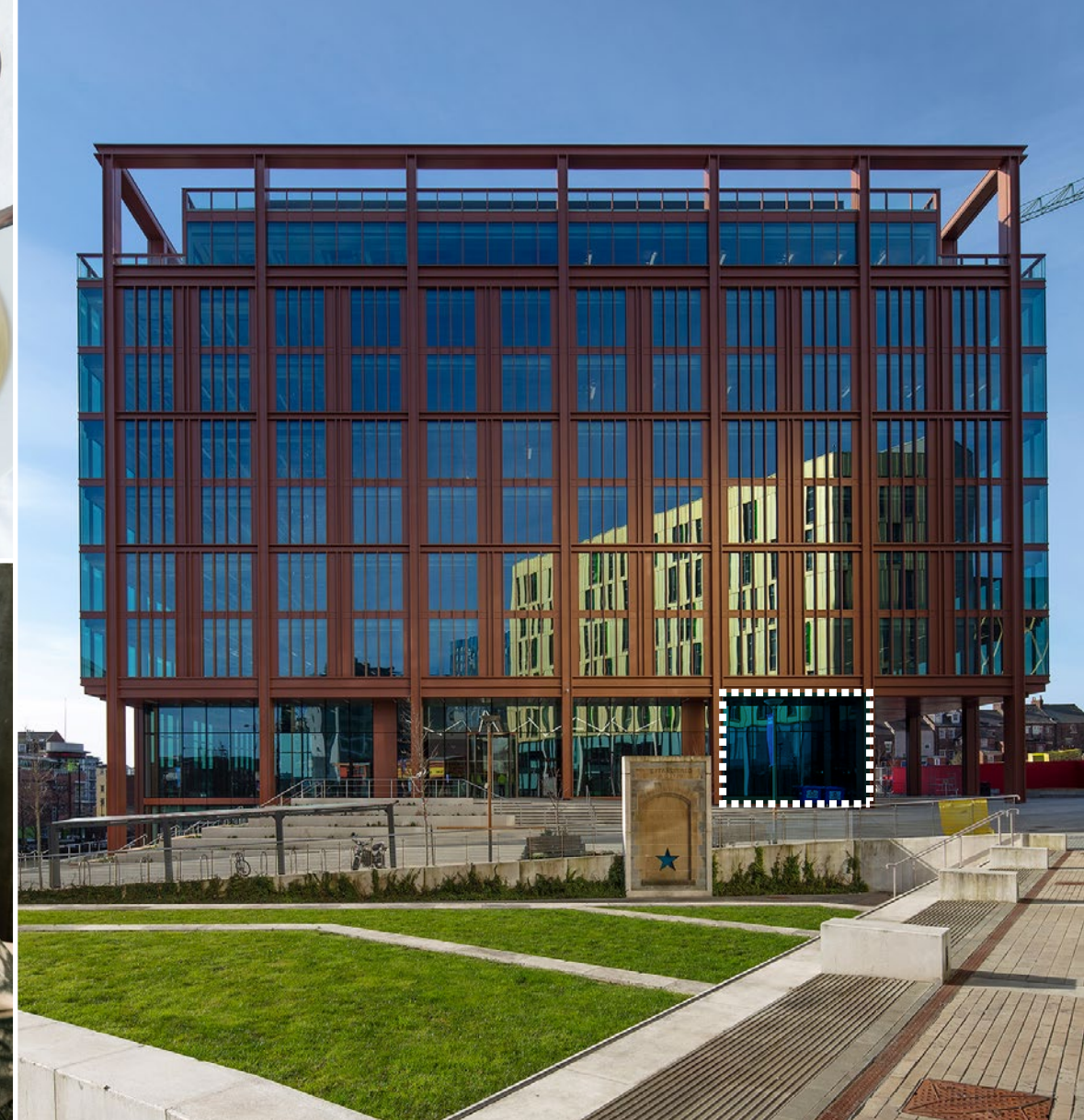
Interactive  
Site Plan





# THE LUMEN

- An exciting café, bar, restaurant opportunity in the heart of Newcastle Helix
- Situated in the western elevation of the Lumen the accommodation will offer a gross internal area of 263 sq m (2,832 sq ft) with an opportunity for additional external seating to the western elevation
- Accessed directly from Firebrick Avenue as well as the central lobby from The Lumen
- Opportunity for external seating
- Consent for restaurant & café use
- Expressions of interest are sought from operators whose core brand compliments this flagship development, its innovators, businesses, students and residents



**263 sq m (2,831 sq ft)**

Floorplans not to scale, for indicative purposes only.



# CONTACT US



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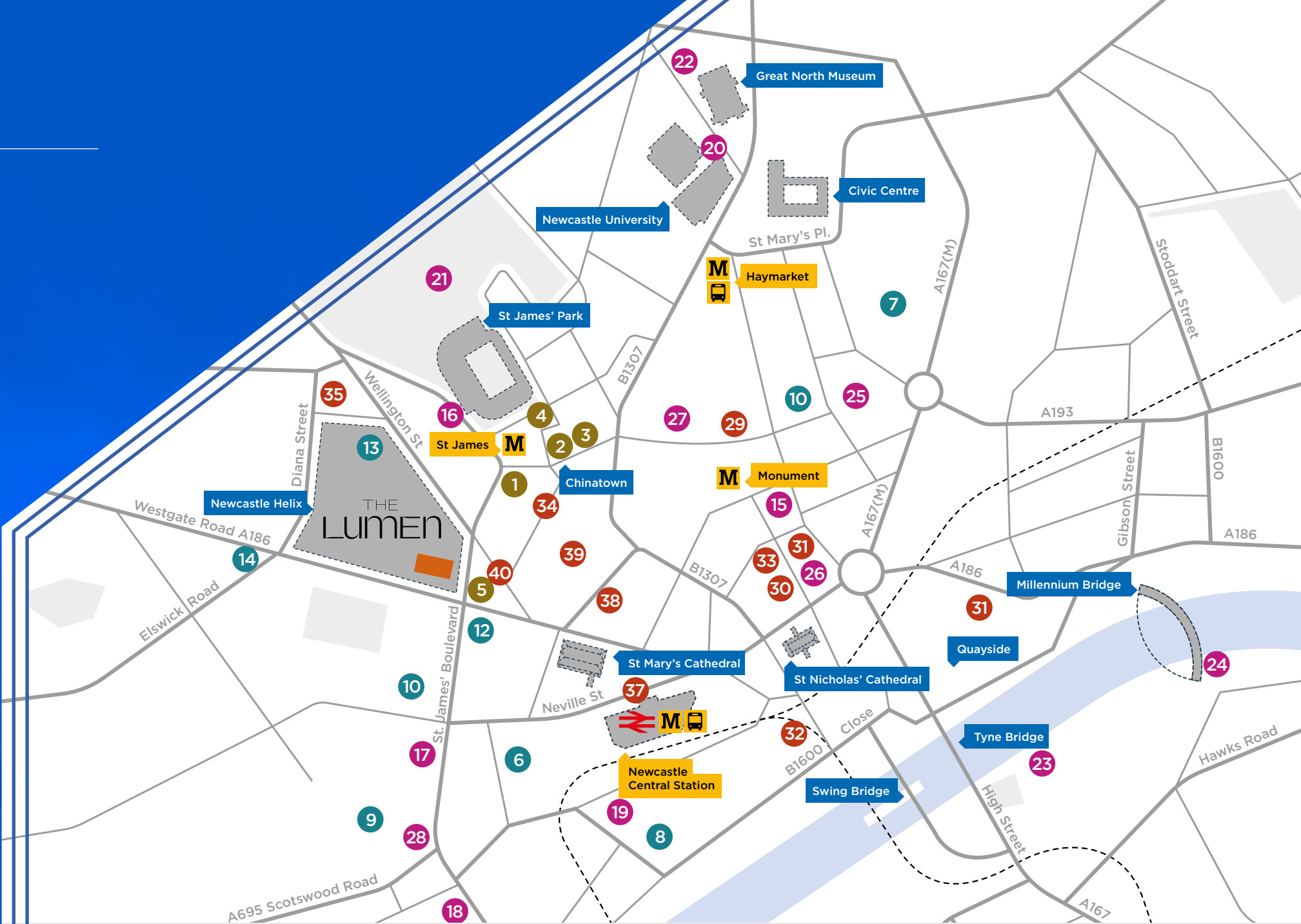
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## OFFICES & RESIDENTIAL

- 1 City Gate
- 2 Wellbar Central
- 3 Time Central
- 4 Strawberry Place
- 5 Hadrian's Tower

## EDUCATION

- 6 International Centre for Life
- 7 Northumbria University
- 8 North East Futures UTC
- 9 Newcastle College
- 10 Discovery Museum
- 11 City Library
- 12 Dance City
- 13 Newcastle University Business School
- 14 Urban Sciences Building

## LEISURE & RETAIL

- 15 Crowne Plaza
- 16 Sandman Signature
- 17 Lane 7
- 18 Metro Radio Arena
- 19 Theatre Royal
- 20 Northern Stage
- 21 Leazes Park
- 22 Exhibition Park
- 23 The Sage Gateshead
- 24 Baltic Centre for Contemporary Art
- 25 Laing Art Gallery
- 26 Grey Street
- 27 Eldon Square
- 28 Grosvenor Casino

## RESTAURANTS

- 29 The Botanist
- 30 All Bar One
- 31 Decantus
- 32 Pink Lane Coffee
- 33 Blake's
- 34 China Town
- 35 The Earl of Pitt Street
- 36 Café 21
- 37 House of Tides
- 38 Marco Pierre White Steakhouse
- 39 Blackfriars
- 40 Fujiyama Teppanyaki

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