



# THE LUMEN

A new standard for office space  
in Newcastle upon Tyne

Newcastle  
**helix**

Offices now available on  
floor plates from 6,026 sq ft  
to 15,182 sq ft with an  
unrivalled specification and  
stunning panoramic views.

Discover opportunities. Generate new ideas. Exceed all  
expectations. The Lumen provides cutting-edge office  
space in the thriving community of Newcastle Helix.

Cutting-edge office space



# THE LUMEN





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Exciting ideas spark from great connections. That's why The Lumen champions a thriving, collaborative environment at all turns – from our space offering to the broader Newcastle Helix neighbourhood. We believe in a space where people meet, chat, share ideas and challenge each other.

Expect more at The Lumen

VIEW  
LUMEN  
VIDEO







Introducing Newcastle Helix.  
The drive for better living informs every aspect here – from devising tech for new generations to unwinding with friends over a cup of coffee.

Bringing together start-ups, established businesses and game-changing pioneers, Newcastle Helix empowers businesses focussing on development, research and collaboration. It plays host to the National Innovation Centres for Data and Ageing, allowing us to champion the country's boldest thinkers in our bid to help everyone live easier, healthier, longer and smarter lives. This is a space built for today and driven by the future.



- 3 National Innovation Centres
- 24 acre hybrid city quarter in Newcastle centre
- £350m flagship project
- 450 homes for professionals and families
- 20,290 digital jobs, £1 billion GVA, 22% high-growth firms
- no.1 fastest-growing tech region in the UK (Excluding London)



The Core



The Biosphere



The Catalyst



The Urban Sciences Building



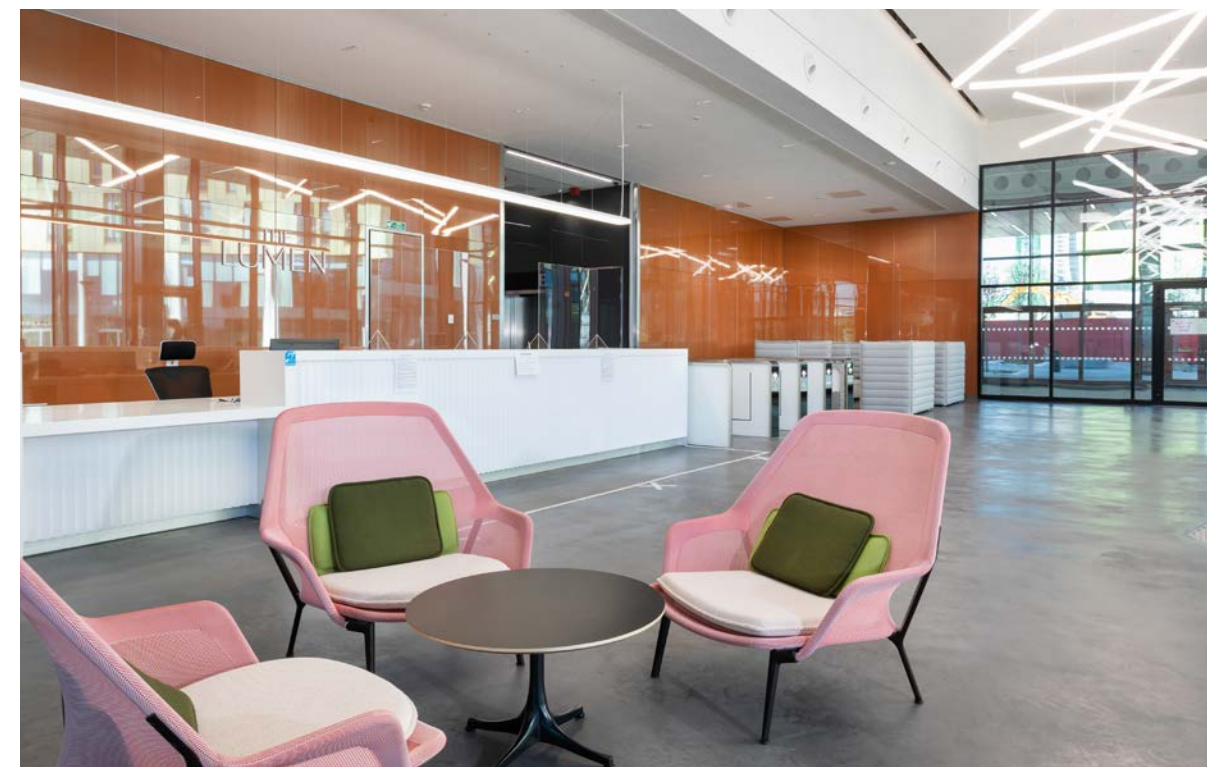
Frederick Douglass Centre



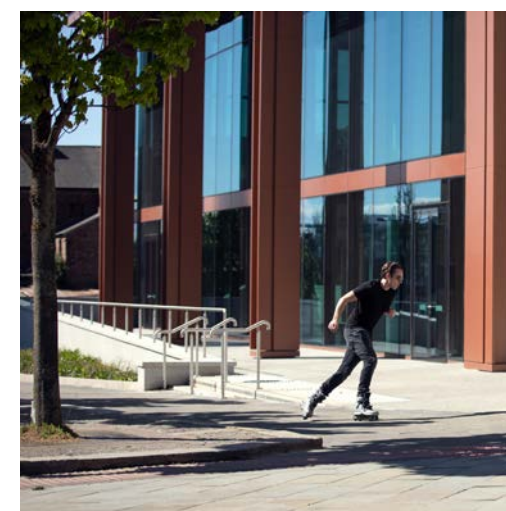


THE  
LUMEN

## Illuminating a new way of working



We're not meeting expectations.  
We're exceeding them. To open up  
how space is used. How businesses  
innovate. How people collaborate.  
The Lumen is 106,000 sq ft of brand-  
new Grade A offices, right in the heart  
of the city. Offering sophistication,  
with accessibility. Cutting-edge  
amenities, with ease of use. A space  
for an occupier to make their own.  
Side by side with a wide range  
of innovative new businesses.  
All with unparalleled support.



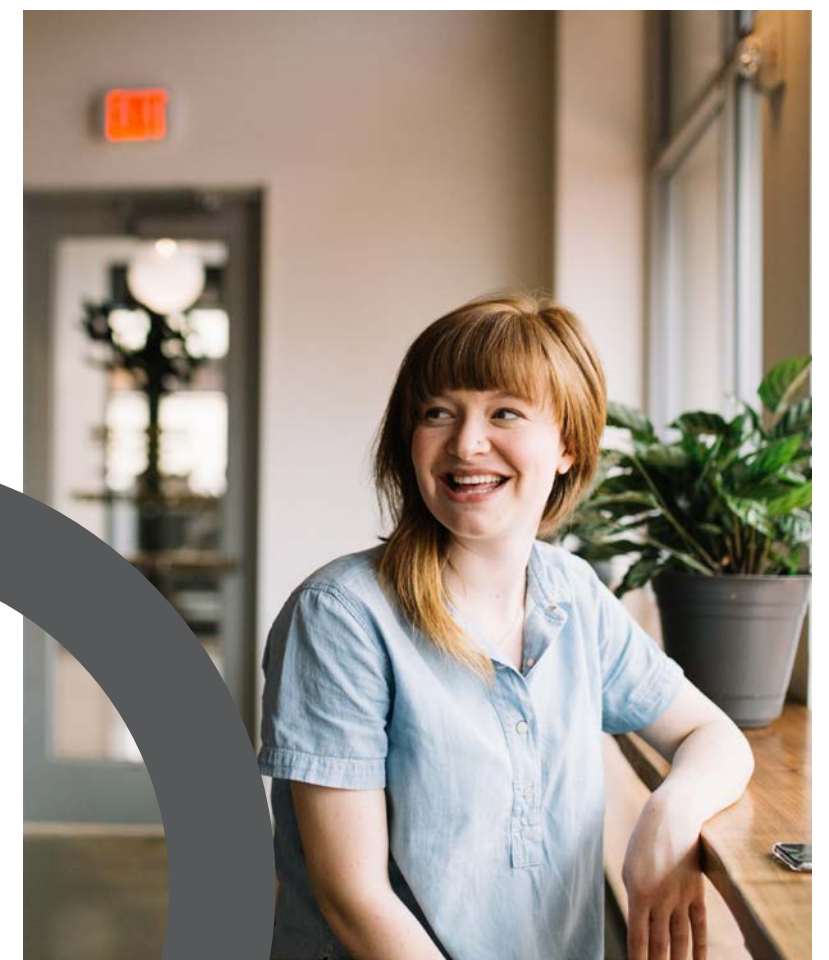




Grab a drink after work. Take clients for lunch. Catch up with co-workers over coffee.

The Lumen offers a host of nearby bars, cafés and restaurants, both within the Newcastle Helix development and throughout the city. Newcastle's diverse restaurants, great shops and the open green spaces of Leazes Park and Exhibition Park ensure co-workers can connect and unwind in the area. Better working is at the heart of our offering.

THE  
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A photograph of three people sitting around a wooden table in a modern office setting. A woman on the left is seen from the back, wearing a white long-sleeved shirt. In the center, a woman with long dark hair is laughing. On the right, a man with glasses and a denim jacket is also laughing. Two Samsung laptops are open on the table; the one on the left shows the Unsplash website. There are also glasses of water and a brown leather folder on the table. A large white curved line is in the top left corner.

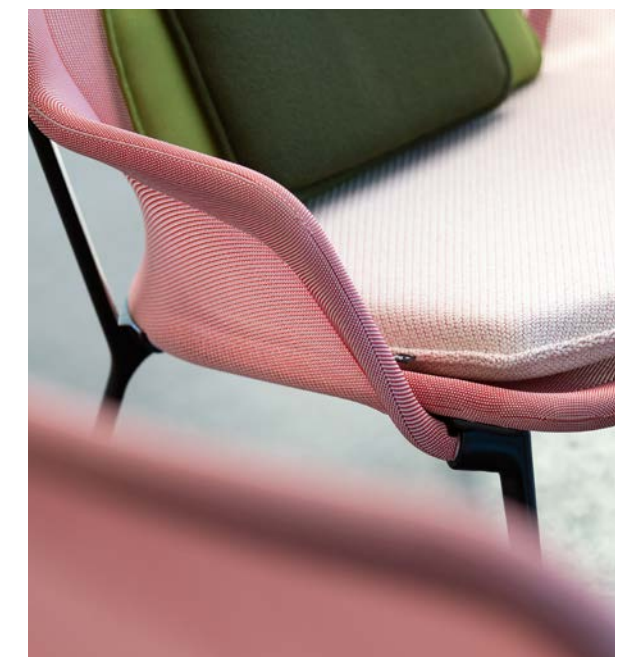
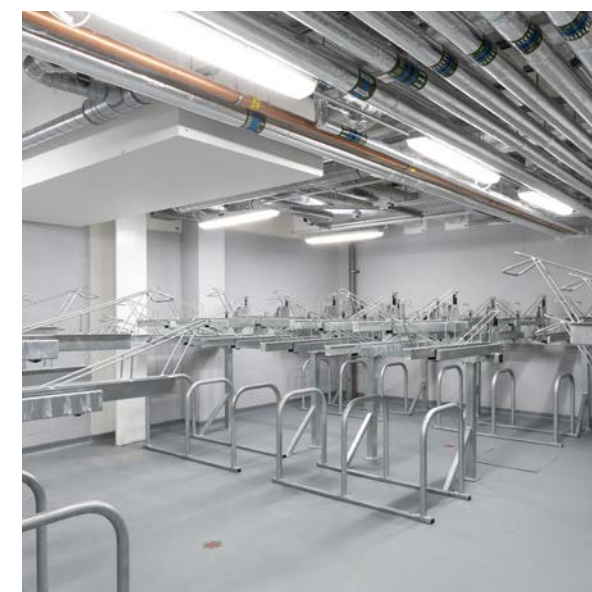
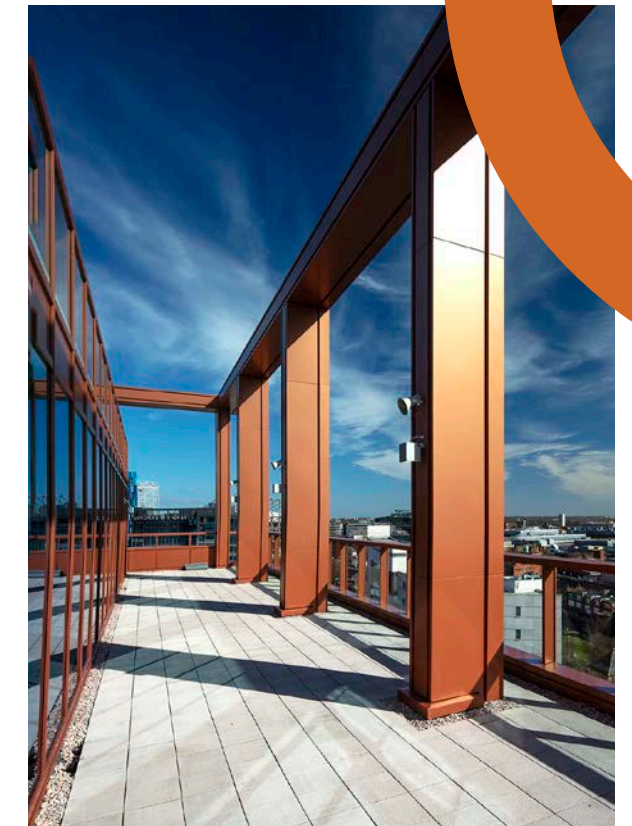
Communal spaces  
offer co-workers the  
chance to connect.

The Lumen's 106,000 sq ft offers versatile floorplates. Office space designed for the modern worker, complete with state-of-the-art amenities. This is an unmissable opportunity for people within the life science, tech and business community looking to connect and excel.



# Specification

- Large communal reception area of 2,400 sq ft
- Excellent natural light on large open floorplates of up to 1,410.51 sq m (15,182 sq ft)
- Central core providing flexible floorplate
- Depth of 15m window to core
- Designed to an occupational density of 1:8 sq m
- Raised floors with 150mm void
- Finished floor-to-ceiling height of 2.8m
- 4 pipe fan coil air conditioning
- LED lighting providing 350 lux at desk level
- Exposed services
- Floor loading 3.0+1 kN/m<sup>2</sup>
- Shower facilities – 1 per 68 persons
- Secure cycle storage – 100 spaces
- On-site multi-storey car parking at 1:1,000 sq ft providing 107 spaces for the building
- BREEAM Excellent
- EPC Rating: A25
- Target WiredScore rating: Gold





Facilities within The Lumen are designed to champion Newcastle Helix's belief in better living.

Floor-to-ceiling windows flood the space with natural daylight, providing a healthy environment throughout, while air conditioning maintains a constant indoor temperature. Fitted with showers, changing facilities and racks for 100 bikes, The Lumen ensures a comfortable working experience.

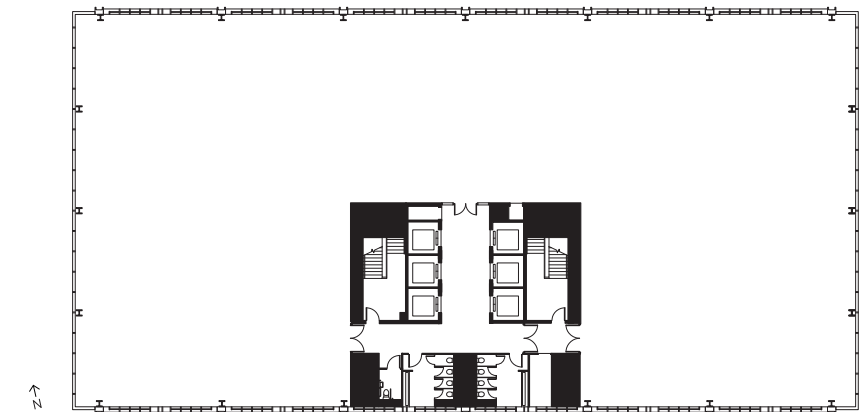




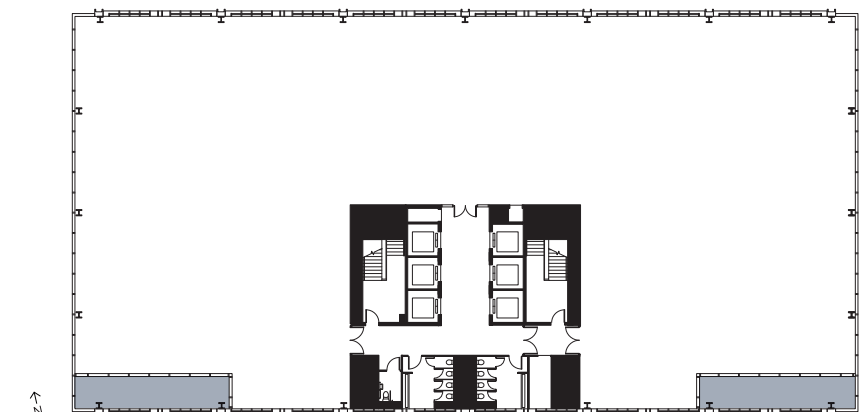
Flexible floor plates  
with spacious attributes  
and various possibilities

Floor	SQ M	SQ FT
Seventh	Newcastle Hospitals NHS Foundation Trust	
Sixth	1,351.64	14,549
Fifth	1,350.89	14,541
Fourth	1,350.98	14,542
Third	1,410.51	15,182
Second	Homes England	
First	Savills / Homes England / North of Tyne Combined Authority	
Ground*	289.23	3,113
Lower Ground*	270.67	2,913
Total	6,023.92	64,840
Ground (Café)	263	2,831

\*Ground and Lower Ground Floor to be let as a single unit.

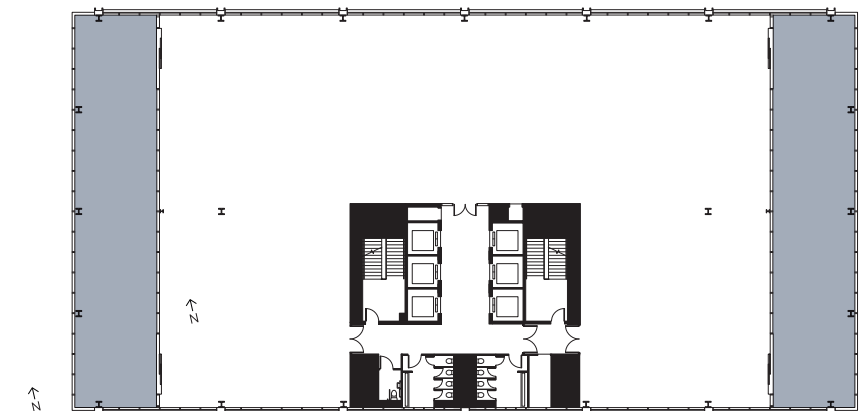


Typical Floor 1-3



Typical Floor 4-6

Balcony



Seventh Floor

Terrace





St James' Park



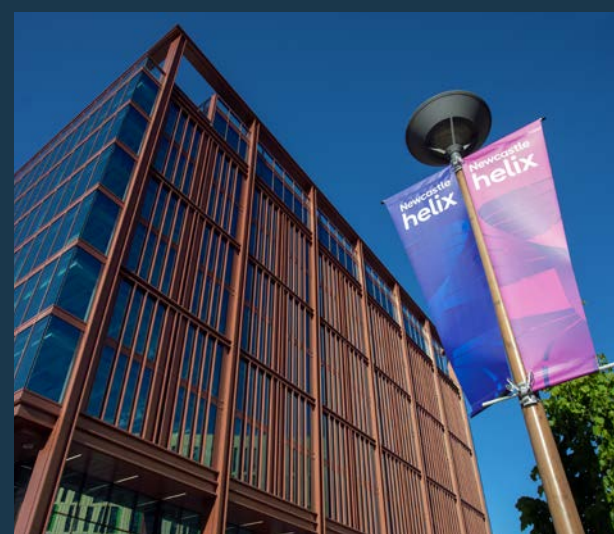
Newcastle Central Station



## Newcastle and the North East

Once the city that spearheaded the Industrial Revolution, Newcastle continues its legacy as a beacon of progress in a tech-driven world.

Today, the North East is the densest region in England for employment in the life sciences and healthcare sector, proudly hosting numerous research facilities – from the UK's National Innovation Centre for Ageing to the National & Innovation Centre for Data. Newcastle Helix is the latest chapter in Newcastle's inspiring story of innovation.



The Lumen



Quayside



# Local destinations

SAT NAV NE4 5BZ



## Transport

- 1 Newcastle Central Station
- 2 Haymarket Metro & Bus Interchange
- 3 Monument Metro Station
- 4 St James Metro Station

## Education

- 5 International Centre for Life
- 6 Northumbria University
- 7 North East Futures UTC
- 8 Newcastle College
- 9 Discovery Museum
- 10 City Library
- 11 Dance City

## Leisure & retail

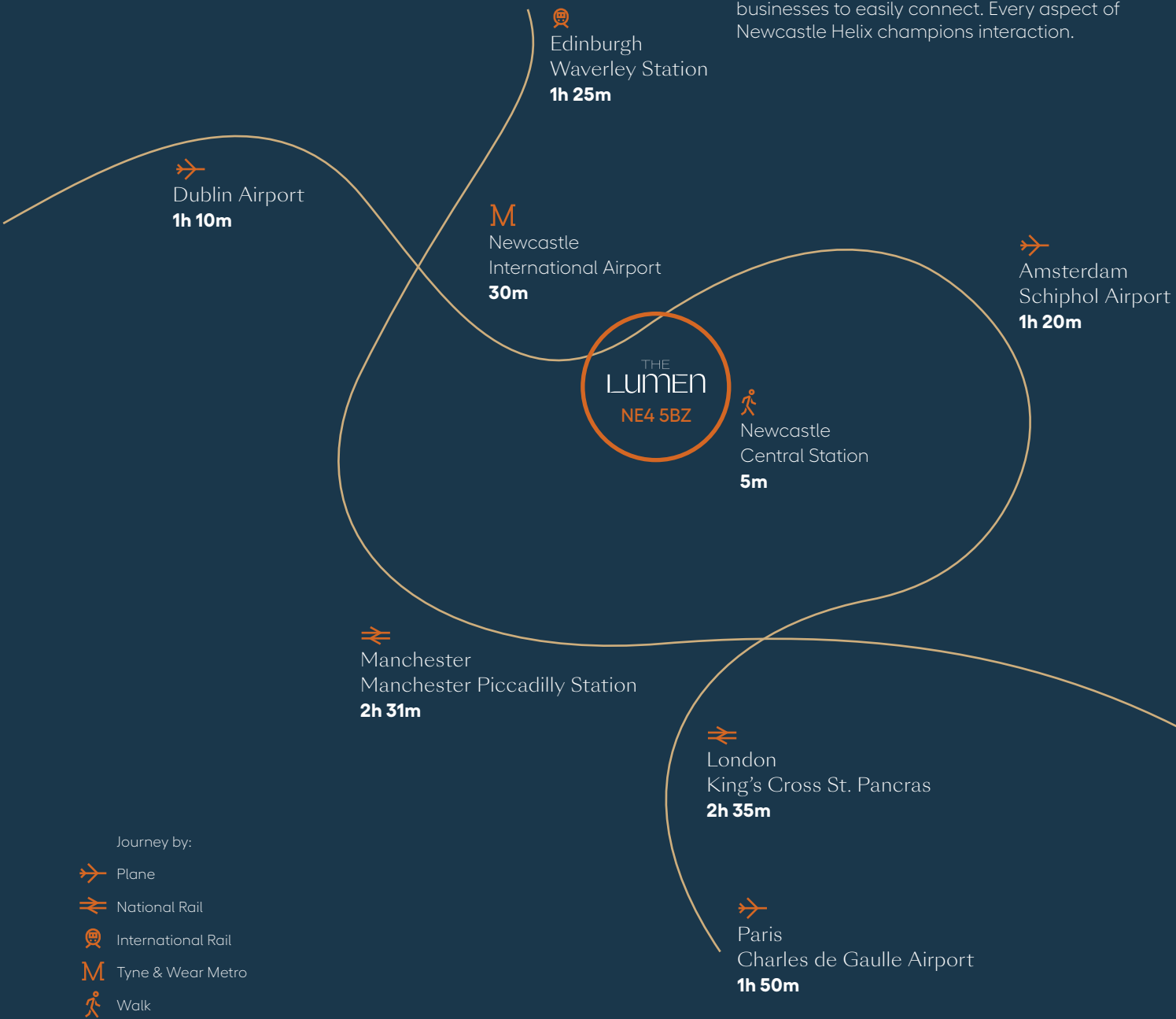
- 12 Crowne Plaza
- 13 Lane 7
- 14 Metro Radio Arena
- 15 Theatre Royal
- 16 Northern Stage
- 17 Leazes Park
- 18 Exhibition Park
- 19 The Sage Gateshead
- 20 Baltic Centre for Contemporary Art
- 21 Laing Art Gallery
- 22 Grey Street
- 23 Eldon Square

## Restaurants

- 24 The Botanist
- 25 All Bar One
- 26 Decantus
- 27 Pink Lane Coffee
- 28 Blake's
- 29 China Town
- 30 The Earl of Pitt Street
- 31 Caf   21
- 32 House of Tides
- 33 Marco Pierre White Steakhouse

# Global connections

Reach the city, country and world from The Lumen. Newcastle Helix's central location places the city's amenities within easy walking distance. London can be reached in 2h 35m and Edinburgh in 1h 25m, while Newcastle International Airport allows global businesses to easily connect. Every aspect of Newcastle Helix champions interaction.





## Contact us



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or tenants must satisfy themselves  
independently as to the accuracy of all  
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All negotiations are subject to contract.  
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