



THE  
PATTERN  
SHOP

UNIQUE OFFICE SPACES  
IN THE HEART OF NEWCASTLE

1,109 SQ.FT – 32,491 SQ.FT



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01

# WELCOME TO THE PATTERN SHOP



Image courtesy of the McDowell Trust



Image of the new Engine Hall

**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 benefiting 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**  
Newcastle City Council





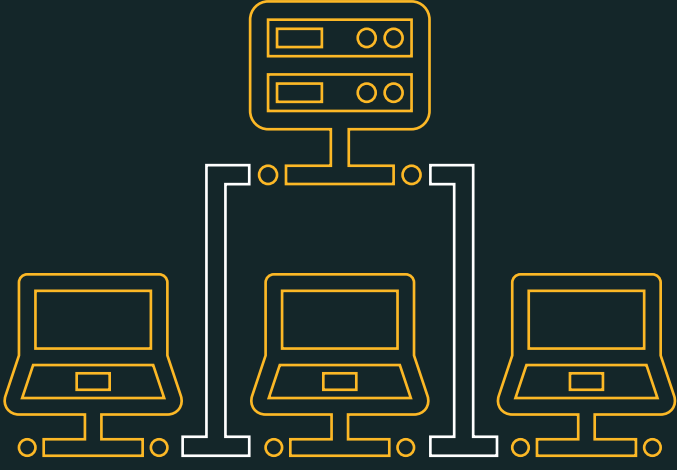
# 02

## OVERVIEW

**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.





**STELLIUM NETWORK  
CONNECTIVITY**

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



**DESIGNED TO ACHIEVE  
BREEAM - VERY GOOD**



**EPC RATING – B**




**SHOWER FACILITIES  
WITH HEATED LOCKERS**



**SECURE CYCLE  
STORAGE**




**COMMUNAL MEETING  
AND KITCHEN 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

**Newcastle International Airport**  
16 mins travel by car  
40 mins travel by bus  
37 mins travel by Metro

**Eldon Square Bus Station**  
16 minute walk

**The Coast**  
26 mins travel by car  
70 mins travel by bus  
35 mins travel by Metro

**The A19**  
15 mins travel by car

**Newcastle Central Station**  
5 minute walk

**Newcastle Central Station Metro**  
5 minute walk

**The Stephenson Quarter**

**PATTERN SHOP**

**Newcastle Castle**

**Quayside**

**Baltic Centre for Contemporary Art**

**Sage Gateshead**

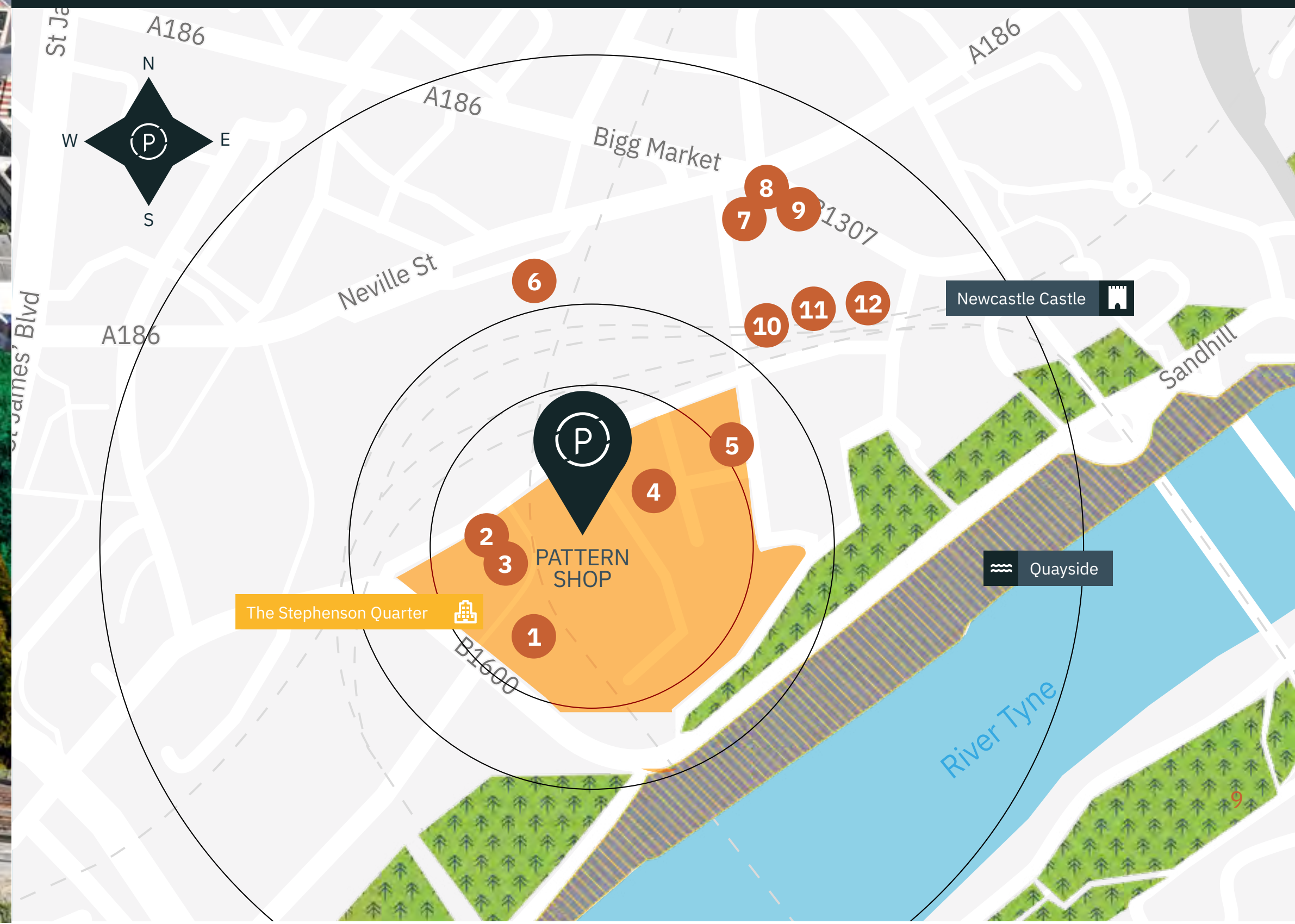
**Quayside**







- 1 STEPHENSON QUARTER CAR PARKING
- 2 CROWNE PLAZA HOTEL AND SPA
- 3 GIN BAR, CROWNE PLAZA HOTEL
- 4 THE BOILER SHOP MUSIC AND EVENTS
- 5 LANEWAY & CO IN CENTRAL SQUARE SOUTH
- 6 SAINSBURYS, WHSMITH AND M&S IN CENTRAL STATION
- 7 5 QUARTER CAFÉ AND BAR
- 8 THE COMMON ROOM – MINING INSTITUTE
- 9 THE LIT & PHIL
- 10 ARCH NEWS CONVENIENCE STORE
- 11 THE ARCHES BEER STREET MICROPUB & BOTTLE SHOP
- 12 DELI CENTRAL – SANDWICHES ETC



# OUR NEIGHBOURS



CROWNE PLAZA  
HOTEL AND SPA



GIN BAR,  
CROWNE PLAZA  
HOTEL



THE BOILER SHOP  
MUSIC AND  
EVENTS



LANEWAY & CO  
IN CENTRAL  
SQUARE SOUTH



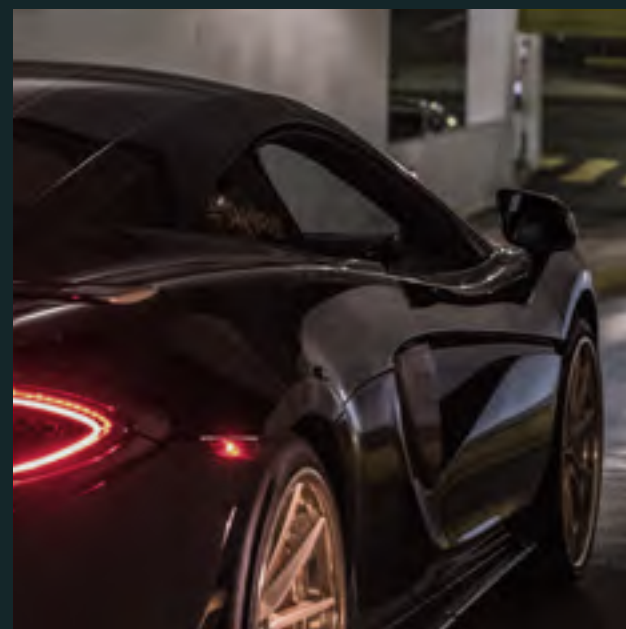
5 QUARTER CAFÉ  
AND BAR



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

# 04

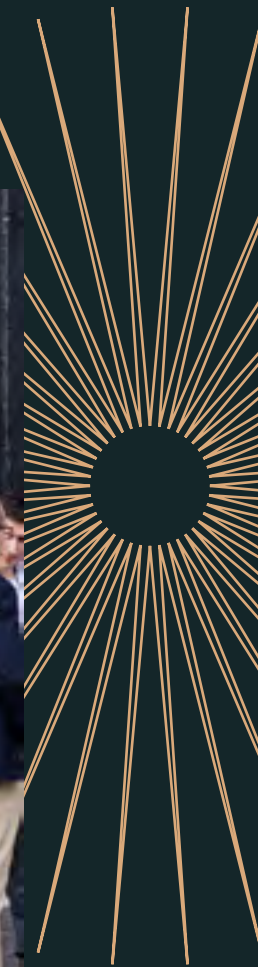
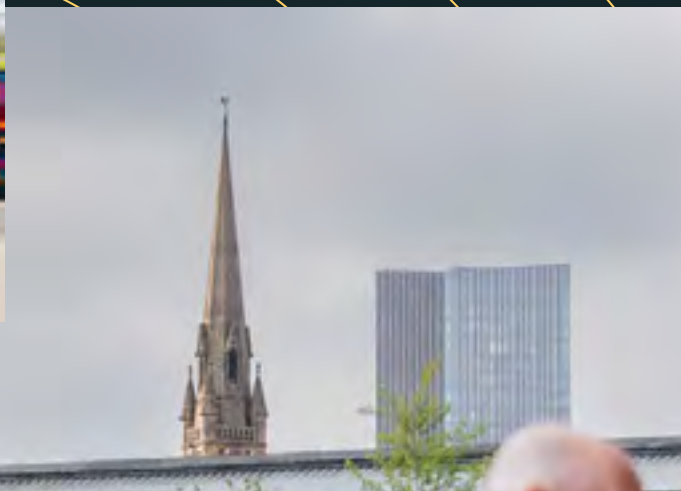
## THE WORKSPACE

**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.

A thriving community in the area, including UTC, Crowne Plaza hotel, Boiler Shop, cafés and restaurants. Opportunities to collaborate and work together to build social capital.

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



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



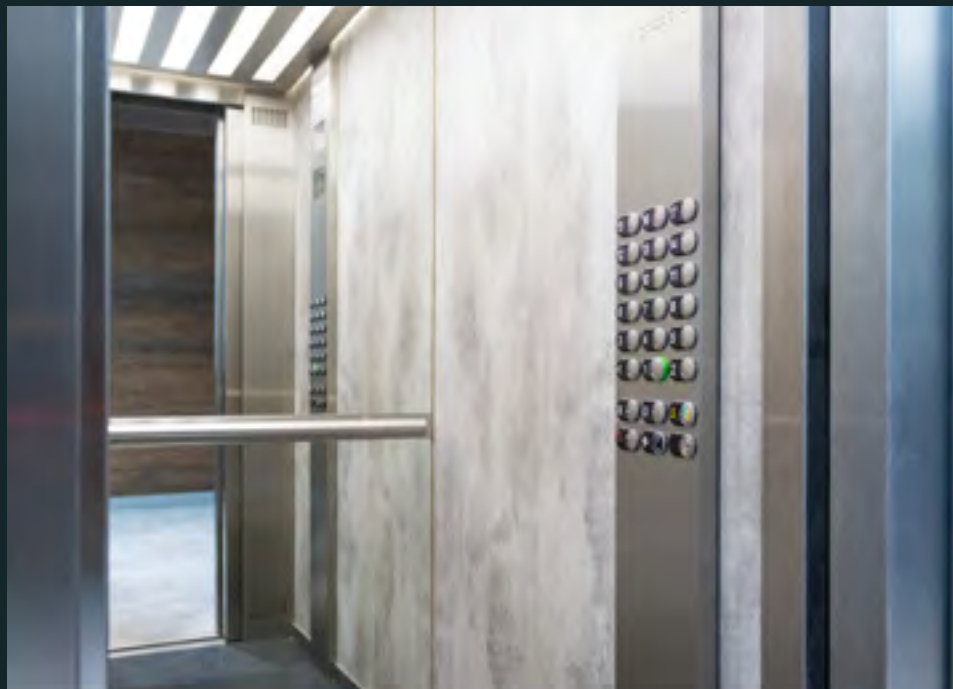
MEETING ROOMS



BIOPHILIC DESIGN



ORIGINAL FEATURES – BRICK, STEEL AND TIMBER COLUMNS AND BEAMS



FULLY ACCESSIBLE BUILDING



SECURE BIKE STORE



COMMUNAL SHOWERS WITH HEATED LOCKERS AND SHARED KITCHEN FACILITIES

# 05

## 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



### EPC RATING (B) AND SCORE

- EPC B
- Designed to achieve BREEAM Very Good



### 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

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



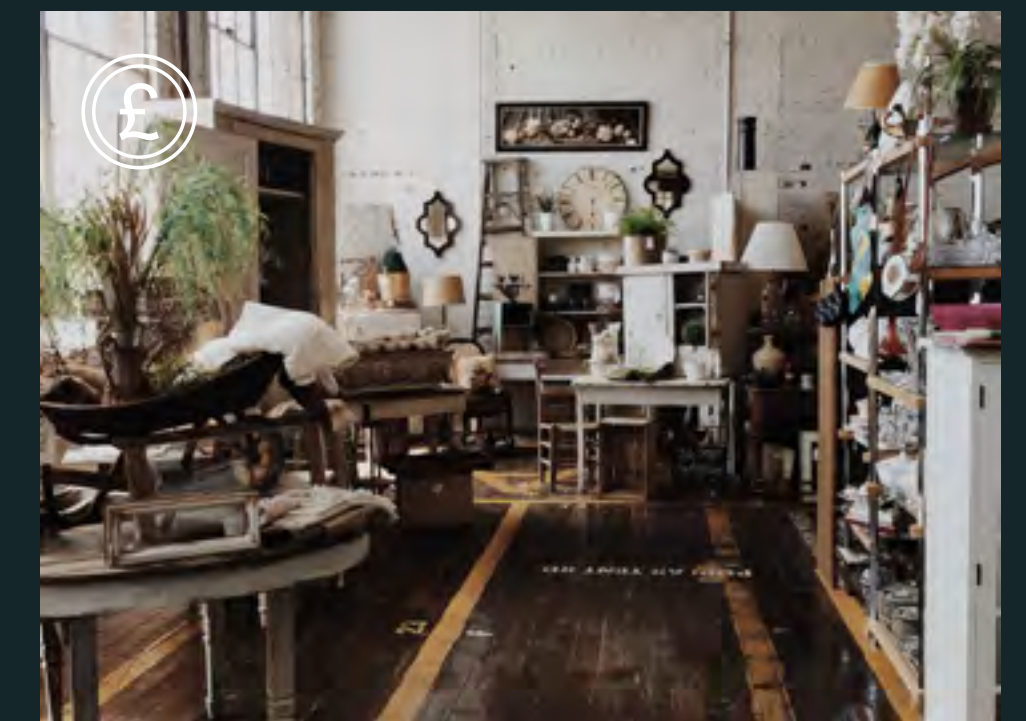
### RENEWABLE ENERGY

- 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
- Low embodied carbon

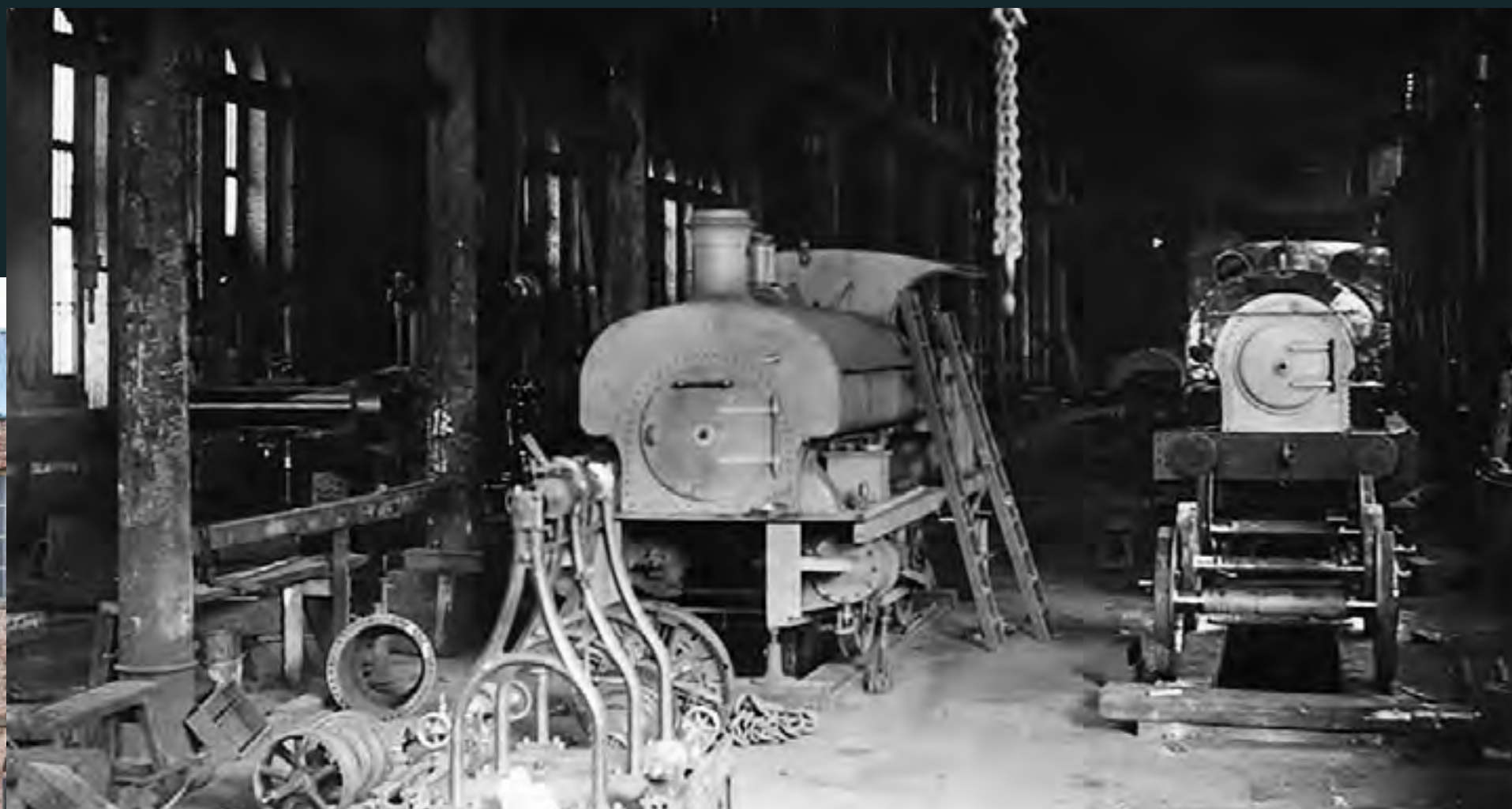
06

## 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.



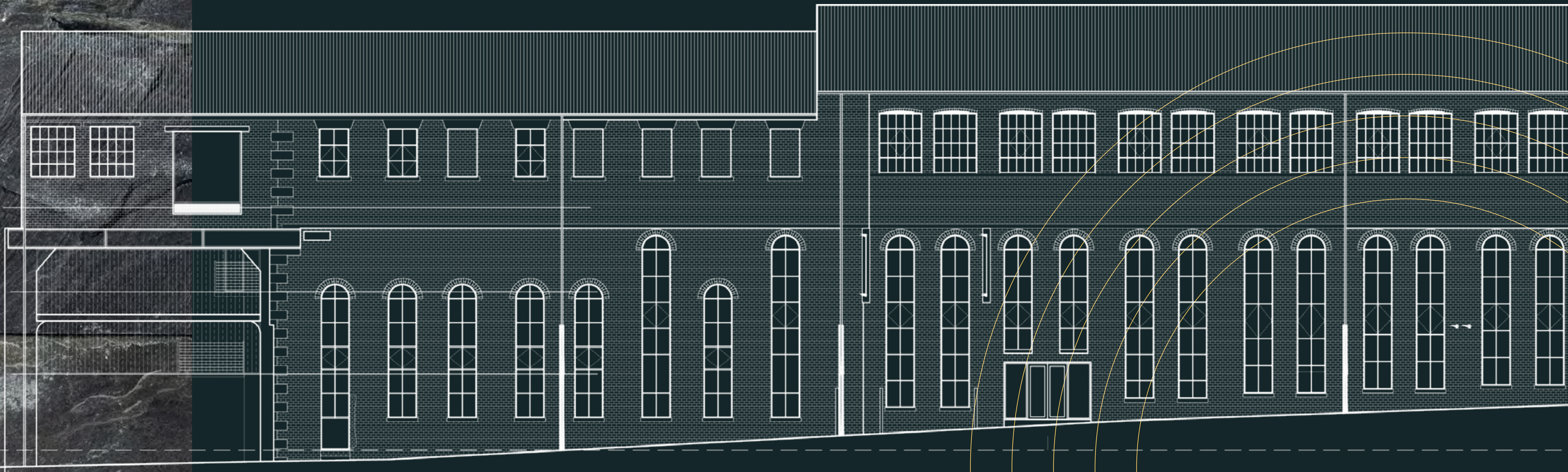
Image courtesy of the McDowell Trust



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

07

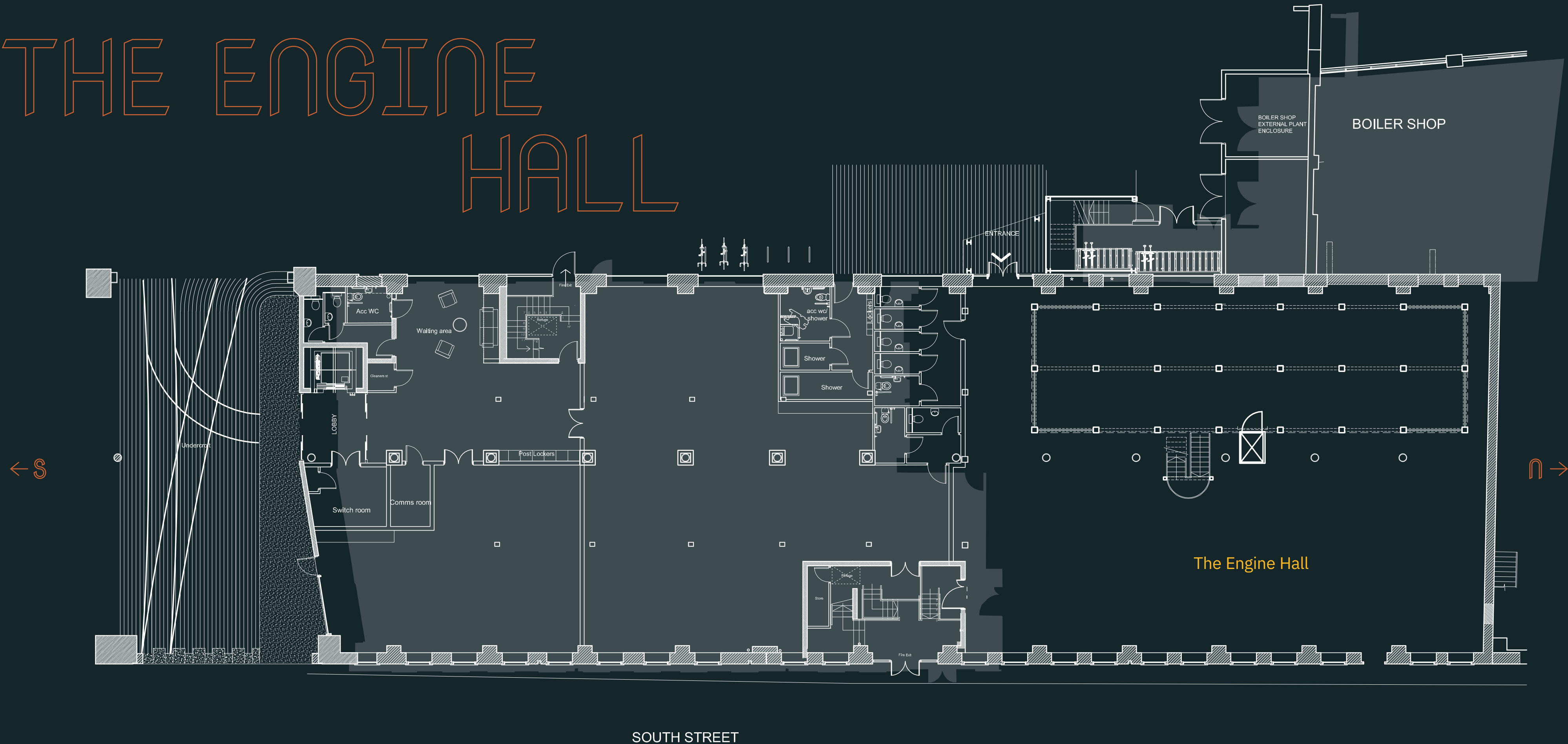
# ACCOMMODATION AND FLOORPLANS







# THE ENGINE HALL



## FLOOR SPACE

Suite	Size (sqm)	Size (sqft)
Engine Hall	786.4	8,465
<b>Totals</b>	<b>786.4</b>	<b>8,465</b>

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

A detailed specification of each suite is available from Knight Frank on request.



*Net internal areas.*



Exposed vaulted ceiling beams

A Grade II listed building with unique character and charm

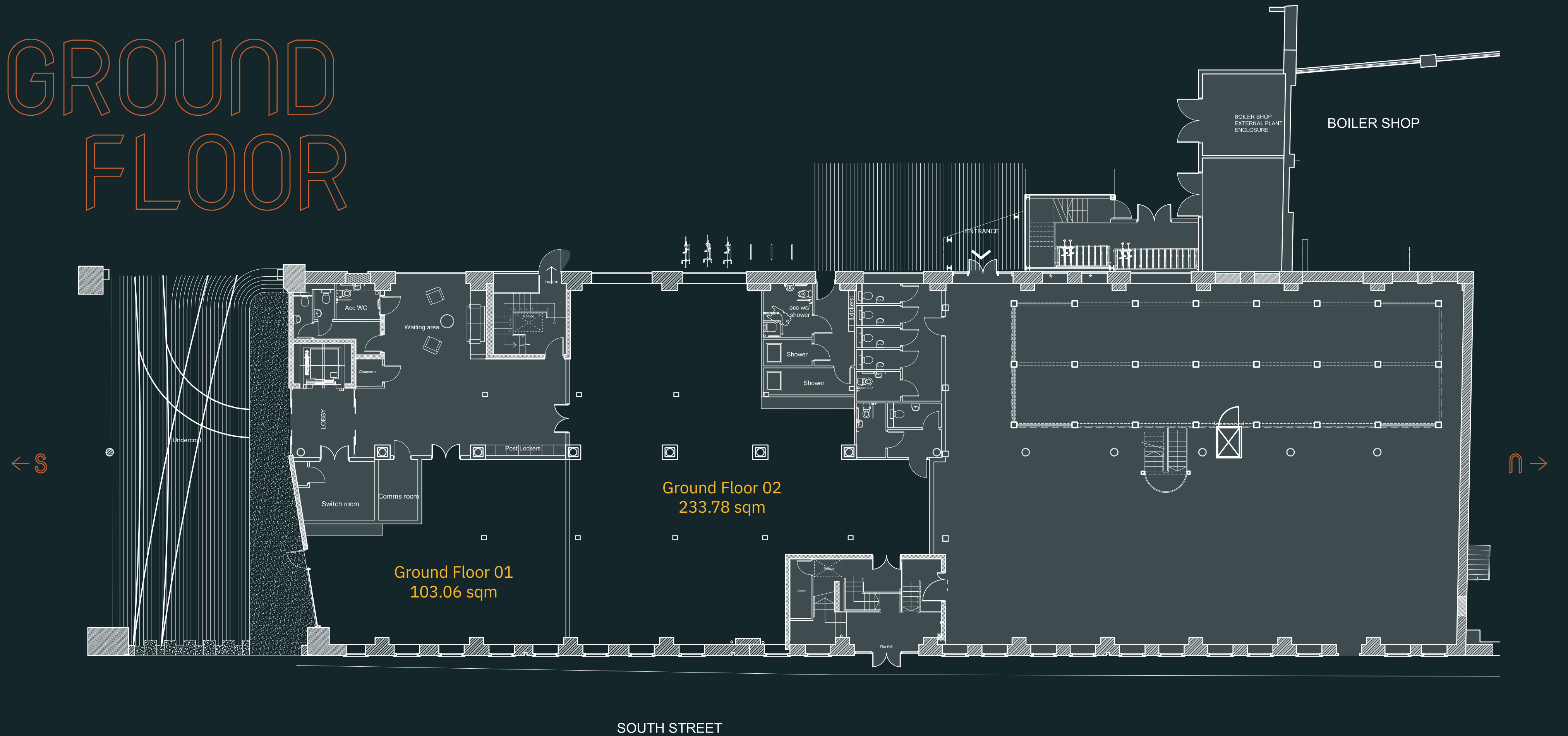
Original building fabric



# ENGINE HALL



# GROUND FLOOR



## FLOOR SPACES

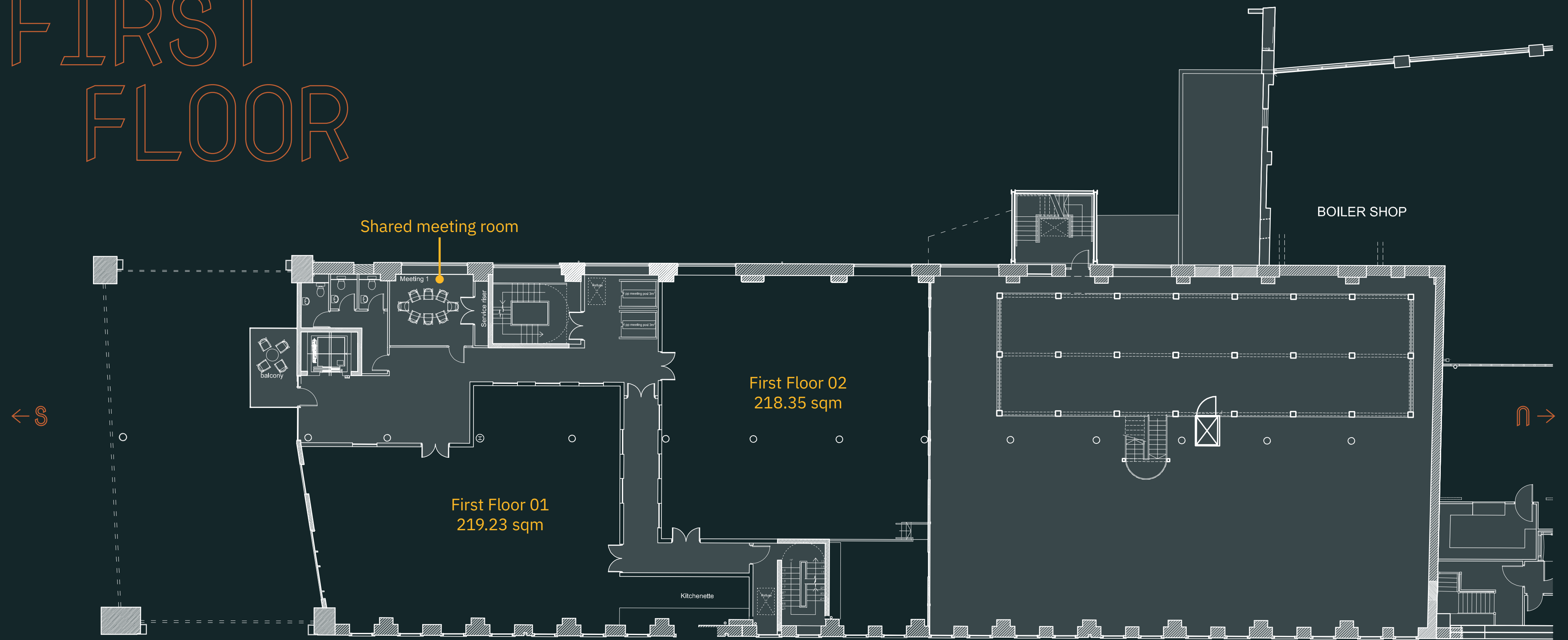
Suite	Size (sqm)	Size (sqft)
Ground Floor 01	103.06	1,109
Ground Floor 02	233.78	2,516
<b>Totals</b>	<b>336.84</b>	<b>3,625</b>

Net internal areas.

A detailed specification of each suite is available from Knight Frank on request.



# FIRST FLOOR



## FLOOR SPACES

Suite	Size (sqm)	Size (sqft)
First Floor 01	219.23	2,360
First Floor 02	218.35	2,350
<b>Totals</b>	<b>437.58</b>	<b>4,710</b>

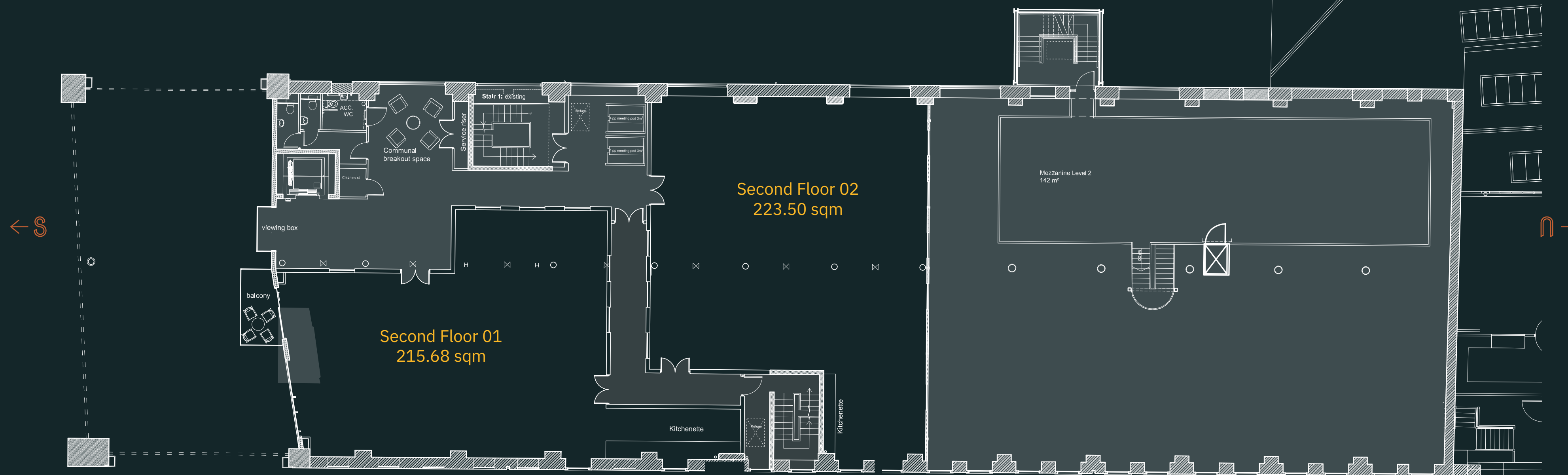
Net internal areas.

The first floor is made up of two of our warm and welcoming offices, perfect for start-ups and local SMEs.

A detailed specification of each suite is available from Knight Frank on request.



# SECOND FLOOR



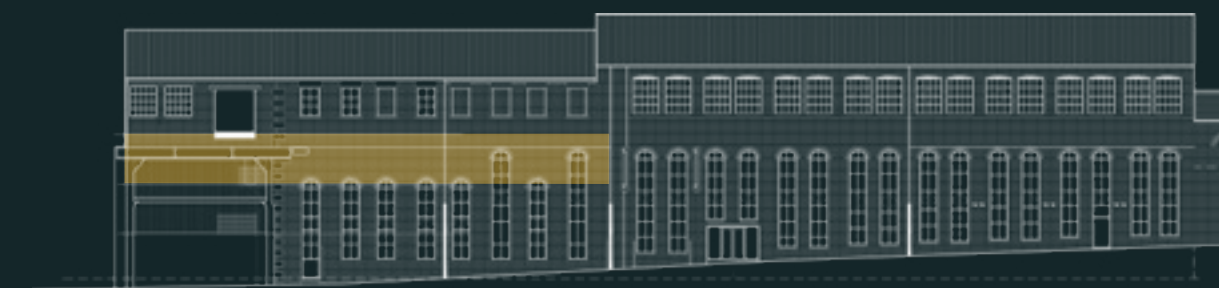
## FLOOR SPACES

Suite	Size (sqm)	Size (sqft)
Second Floor 01	215.68	2,322
Second Floor 02	223.50	2,406
<b>Totals</b>	<b>439.18</b>	<b>4,728</b>

Net internal areas.

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

A detailed specification of each suite is available from Knight Frank on request.



# THIRD FLOOR



## FLOOR SPACES

Suite	Size (sqm)	Size (sqft)
Third Floor 01	426.76	4,594
Third Floor 02	591.74	6,369
<b>Totals</b>	<b>1,018.5</b>	<b>10,963</b>

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.”

A detailed specification of each suite is available from Knight Frank on request.





THIRD FLOOR  
LOOKING SOUTH



# 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

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patrick.matheson@knightfrank.com

Nathan Douglas

0191 594 5002

nathan.douglas@knightfrank.com

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