



THE
LUMEN



Innovation

Welcome to The Lumen

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

works in mysterious ways

Illuminating a new way of working

We're not trying to meet expectations. We're trying to exceed 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 international brand to make their own. Side by side with a wide range of innovative new businesses. All with unparalleled support.

Expect more at The Lumen.

Radiant ideas

cast inspiring shadows



Open spaces to meet, chat and share ideas

The Lumen

Exciting ideas spark from great connections. That's why The Lumen champions a thriving, collaborative environment at all turns – from our in-house 5,000 sq ft incubator-accelerator space to the broader Newcastle Helix neighbourhood. We believe in a space where people meet, chat, share ideas and challenge each other.



The Newcastle Helix community



The Lumen's 106,000 sq ft offers versatile floorplates. Co-working spaces are 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.





The Lumen has been designed to maximise natural light.

Unexpected connections create sparks

that shine a light on new possibilities



Newcastle Helix

**Newcastle
helix**



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 Centres of Excellence

24 acre hybrid city quarter in Newcastle centre

£350m flagship project

450 homes for ambitious young professionals and families

20,290 digital jobs, £1 billion GVA, 22% high-growth firms

no.1 fastest-growing tech sector outside of London

and beyond

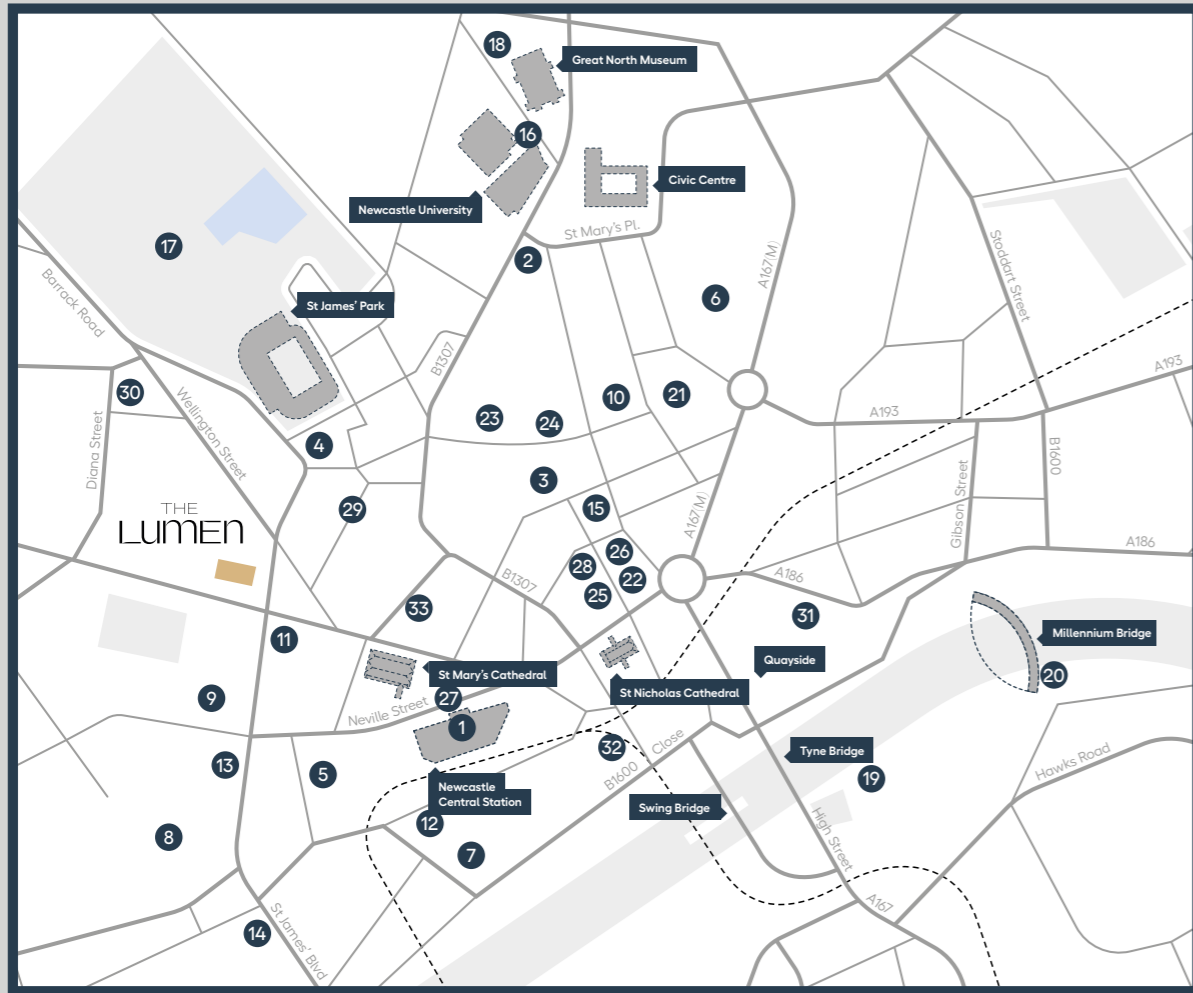


Work-life balance

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.

Refresh

Local destinations



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

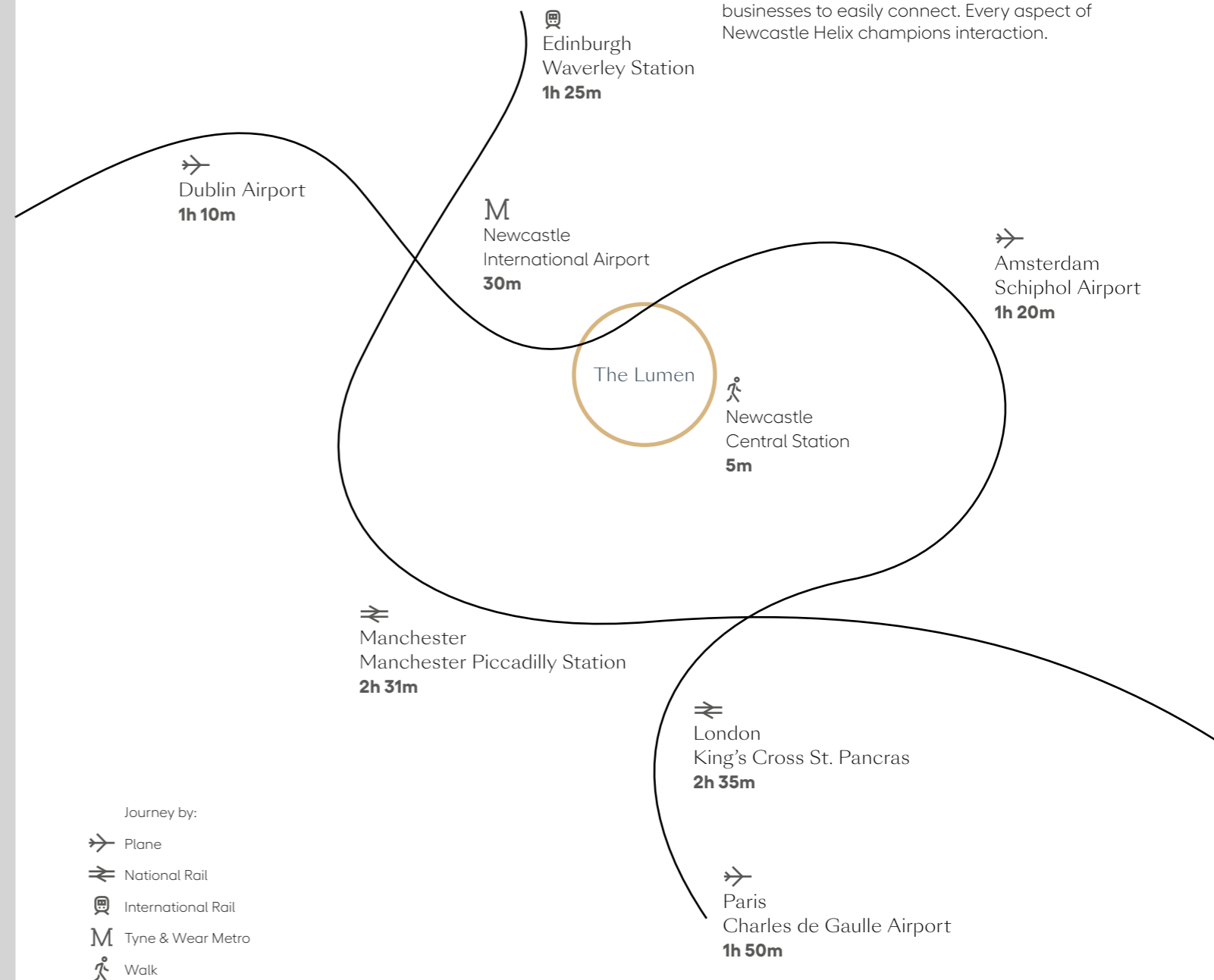
- 12 Crowne Plaza
- 13 Lane 7
- 14 Metro Radio Arena
- 15 Theatre Royal
- 16 Northern Stage
- 17 Leazes Park
- 18 Exhibition Park
- 19 The Sage Gateshead
- 20 Baltic Centre for Contemporary Art
- 21 Laing Art Gallery
- 22 Grey Street
- 23 Eldon Square

Restaurants

- 24 The Botanist
- 25 Browns
- 26 Decantus
- 27 Pink Lane Coffee
- 28 Blake's
- 29 China Town
- 30 The Earl of Pitt Street
- 31 Café 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.





River Tyne

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 National Innovation Centre for Ageing to the Centre for Process Innovation. Newcastle Helix is the latest chapter in Newcastle’s inspiring story of innovation.



Tourism attractions



Local restaurants

Local cafés



free to explore



Leazes Park

51,000 STEM students in Newcastle

Top 10 destination city for FPBS businesses

1.1m working people within 30 minutes' drive of Newcastle centre

55% graduate retention rate in Newcastle

3 law schools

2 Russell Group Universities

1 University Technical College



Innovation needs a space
that radiates with curiosity,
diversity and knowledge

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

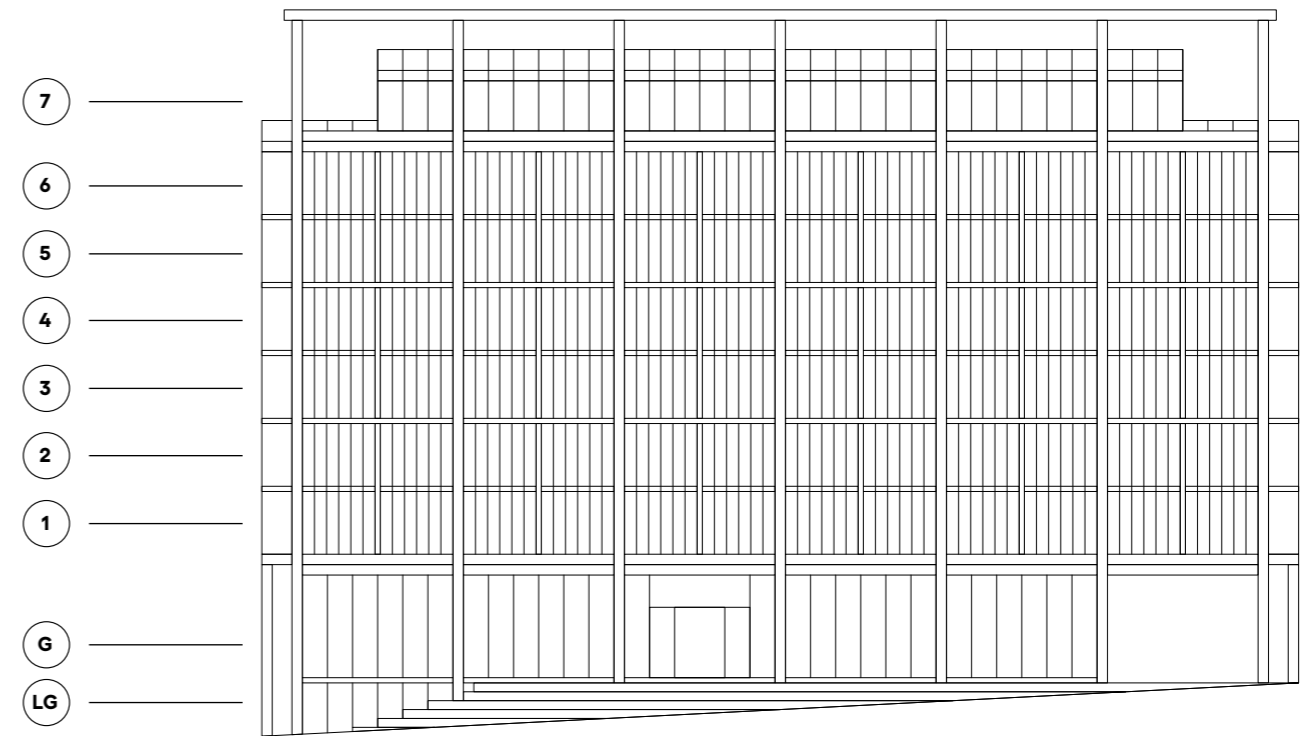
Floor-to-ceiling windows flood the space with natural daylight, providing a healthy environment throughout, while air conditioning maintains a constant indoor temperature. Fitted with showers, changing facilities and racks for 100 bikes, The Lumen ensures a comfortable working experience.

Communal spaces offer co-workers the chance to connect. The Lumen is designed with this approach in mind, from its spacious reception to welcoming outdoor areas. Situated just moments away is picturesque Leazes Park, where people can unwind and find inspiration.

Space to create

Specification

- Large communal reception area of 2,400 sq ft
- Excellent natural light on large open floorplates of up to 1,406 sq m (15,134 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/m²
- 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
- Anticipated EPC Rating: A
- Target WiredScore rating: Platinum



The Lumen diagram not to scale

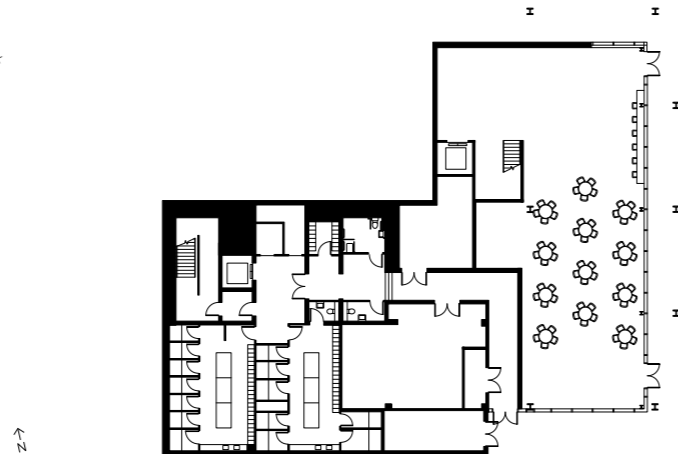
Floor	SQ M	SQ FT
Seventh	1,045	11,253
Sixth	1,346	14,493
Fifth	1,346	14,493
Fourth	1,346	14,493
Third	1,406	15,134
Second	1,406	15,134
First	1,406	15,134
Ground (Area)*	271	2,917
Lower Ground*	285	3,068
Total	9,857	106,119
Ground (Café)	263	2,831

*To be taken as a single demise. Suitable for B1 office or A3/A4 leisure use.

Adjustable floor plans with spacious attributes and various possibilities

Lower Ground Floor*

285 sq m
3,068 sq ft



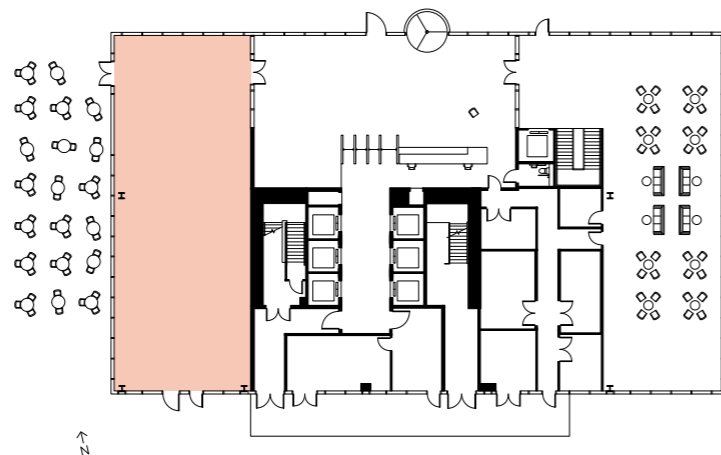
Ground (Café)

263 sq m
2,831 sq ft

Ground (Area)*

271 sq m
2,917 sq ft

Café

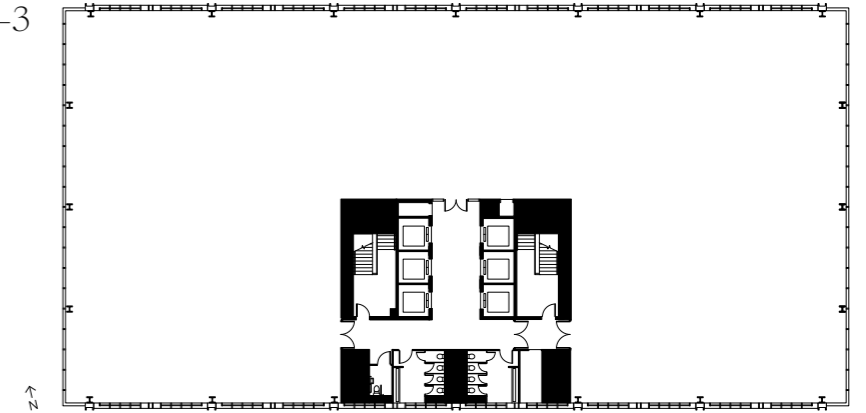


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Floorplans not to scale, for indicative purposes only.

Typical Floor 1-3

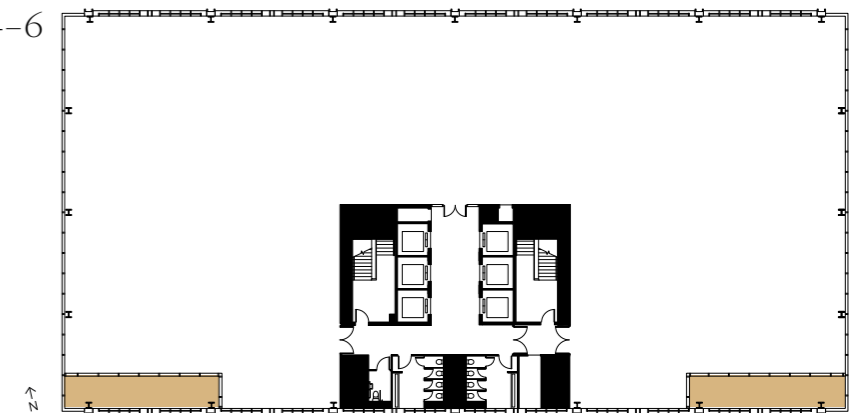
1,406 sq m
15,134 sq ft



Typical Floor 4-6

1,346 sq m
14,493 sq ft

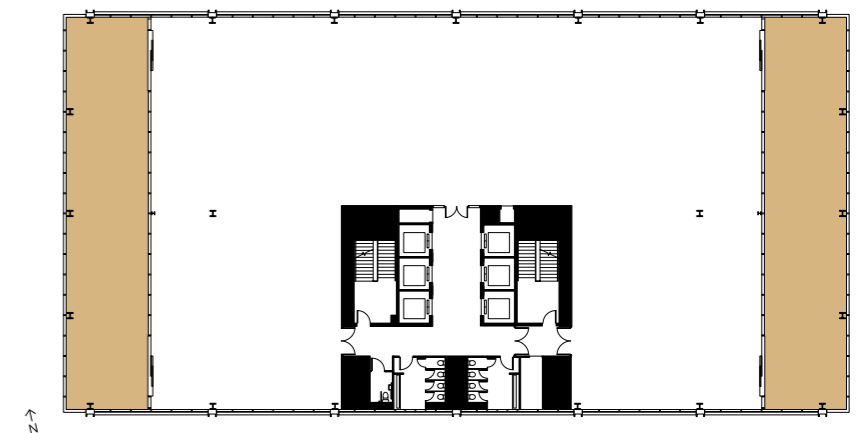
Balcony

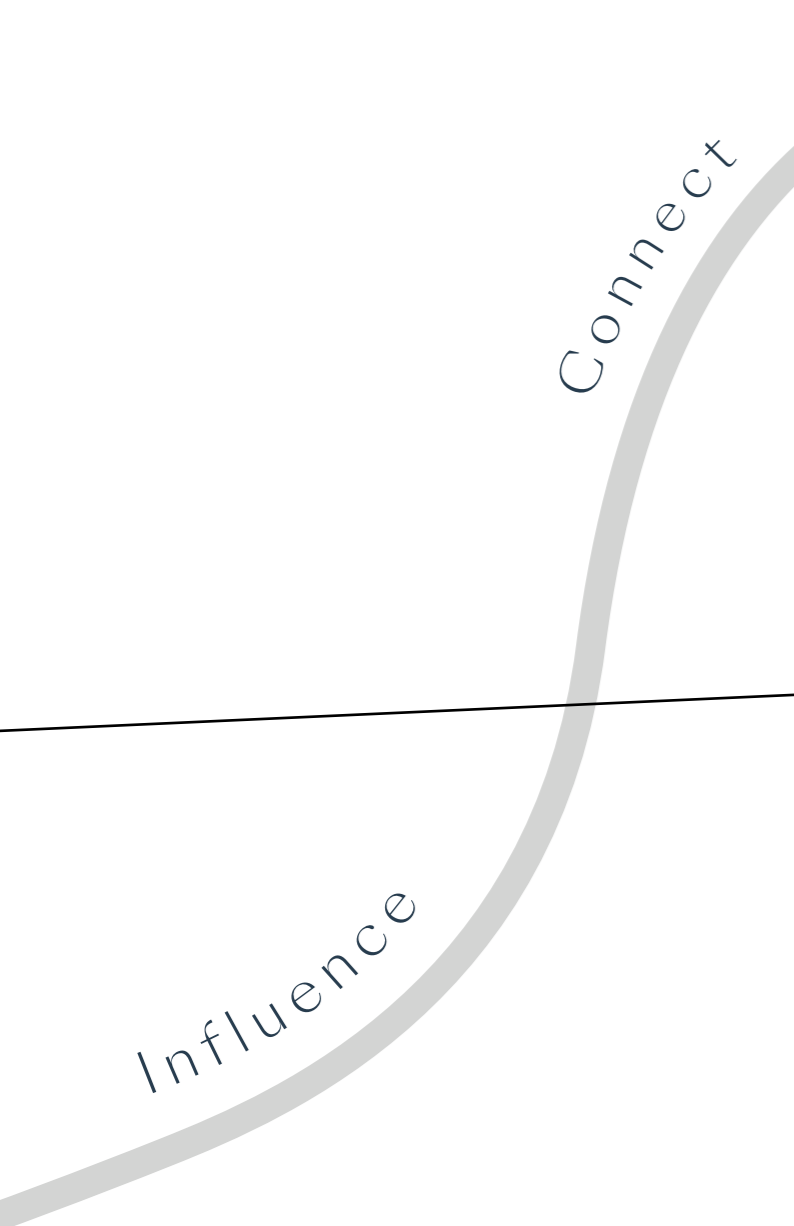


Seventh Floor

1,045 sq m
11,253 sq ft

Terrace





Contact us



Greg Davison

DD: +44(0) 191 223 5710

M: +44(0) 781 077 8896

greg.davison@cushwake.com

Laura Lloyd

DD: +44(0) 191 223 5725

M: +44(0) 770 210 0395

laura.lloyd@cushwake.com



Tony Wordsworth

DD: +44(0) 191 269 0508

M: +44(0) 7785 916 936

tony.wordsworth@avisonyoung.com

Newcastle City Council
and Legal & General
in Dynamic Partnership

thelumenewcastle.co.uk

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