

# ONE

## Trinity Gardens NE1 2HF

Best-in-class office accommodation and amenities

Located in the heart of Newcastle Quayside





One of the City's most recognised business addresses

# At the heart of Newcastle Quayside

One Trinity Gardens provides a total of 120,000 sq ft of prime, Grade A, open-plan office accommodation with highest quality amenities including Fork, our onsite deli and a fully TechnoGym equipped fitness centre in the heart of Newcastle Quayside and is one of the City's most recognised business addresses.

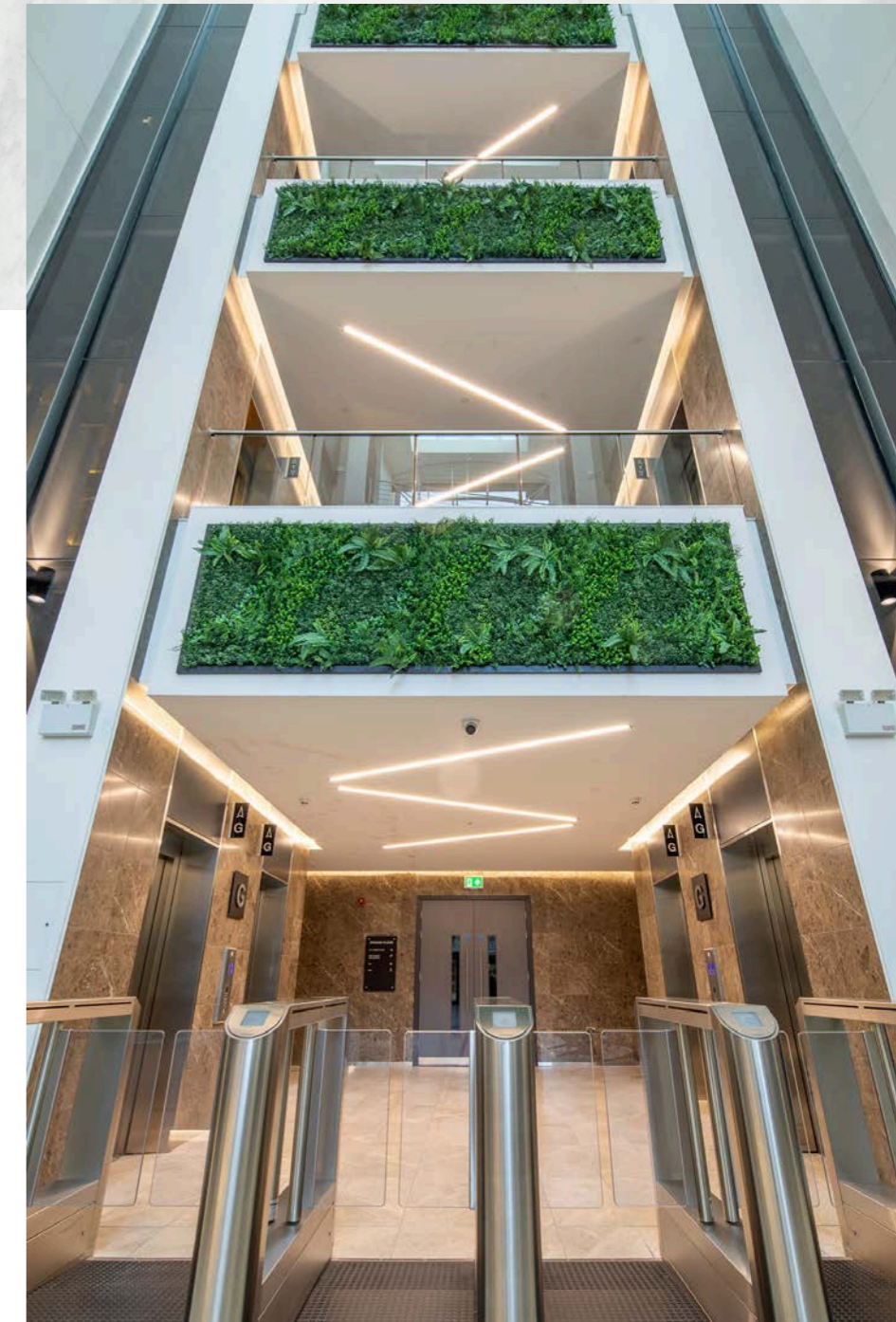
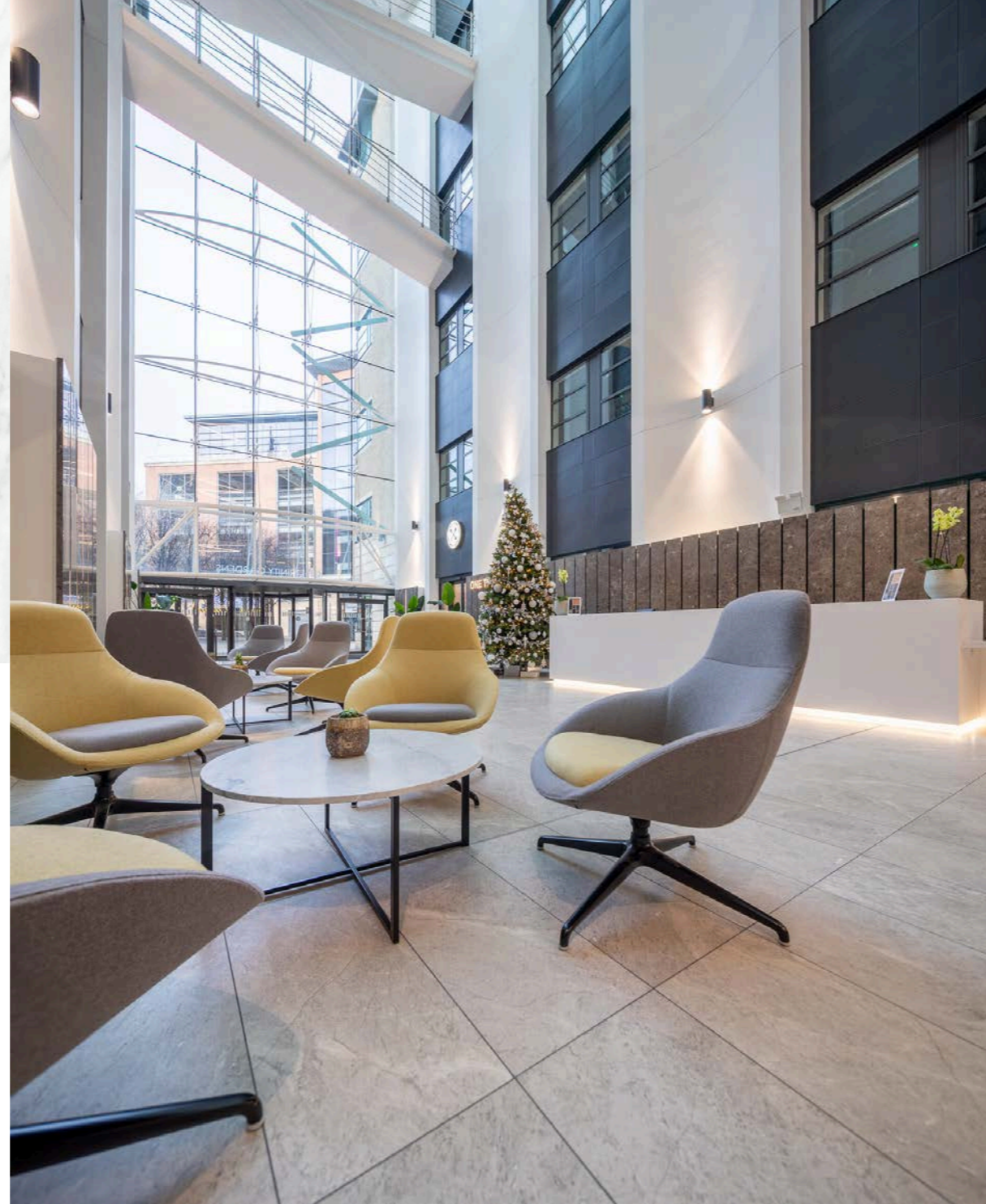
The building offers the largest existing office floorplates in Newcastle, with 22,000 sq ft of uninterrupted floorplates, capable of provisioning up to 450 people on a single floor if required.



# Bright & Light

The ground floor entrance benefits from an impressive 25m atrium that has been refurbished to an exceptional standard, creating a contemporary welcome for tenants and visitors. One Trinity Gardens now benefits from an onsite restaurant, Fork, owned by one of Newcastle's most impressive food & beverage operators to create a unique, locally-sourced, wholesome menu.

In addition, the building now benefits from a complimentary boutique fitness centre accessible only to tenants, featuring towel-service, personal trainers, 5-star changing facilities and state-of-the-art TechnoGym fitness equipment. The building has been provisioned for the modern occupier, with the inclusion of podcast facilities, E-bike charging, onsite bike and car parking facilities.



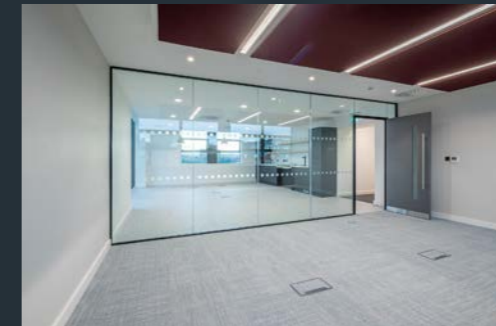


High quality refurbished accommodation

# Grade A fully refurbished accommodation

One Trinity Gardens has, as of 2024, undergone a comprehensive refurbishment of all common areas and vacant lettable space to deliver the pre-eminent office building in Newcastle city centre. The building benefits from newly-installed LED-lighting, brand new VRF air conditioning system, onsite gym and restaurant facilities, boutique changing-rooms, meeting and podcast space, as well as the largest lettable floorplates in the city.

The building benefits from impressive ESG credentials with an EPC A rating, WiredScore: Platinum, Cycle-score: Gold and BREEAM: Excellent, to further cement itself as one of the best-in-class office locations in the North East.



The added flexibility of the largest open floorplate in Newcastle, with the benefit of four access points from the core, provides an opportunity to meet a range of requirement sizes where staff can be located on one single floor. The property features a large, modern, manned reception area leading to four 13 person lifts which provides access to all levels. Each floor benefits from dedicated Male, Female and Disabled toilets including shower facilities. The building also benefits from 24/7 security, ready-to-go fibre-optic broadband, and regular onsite placemaking events.

ONE TRINITY GARDENS

# — FORK Cafe Bar

Fork Cafe Bar: Same Name. New Everything.

Fork has returned to the Quayside, but this is not a reopening. It is a full reinvention.

Previously known as Fork Deli, the venue has been completely rebuilt and relaunched as Fork Cafe Bar. Same name, same location, but an entirely new concept focused on fresh food, high quality ingredients, and doing things properly.

Everything at Fork is made with intent. Ingredients are carefully sourced, quality-led, and treated with respect. Bread is baked in-house every day and sits at the heart of the menu. Pasta is made and cooked fresh, simply finished, and served as it should be. No shortcuts, no bought-in convenience food, no compromise.

Food is supported by what Fork confidently believes is some of the best coffee in the city. Beans are carefully selected, machines and grinders precisely dialled in, and the team trained to deliver consistency from the first cup to the last.

As the day moves on, Fork shifts naturally into aperitivo. Small plates, wine, and drinks designed for early evenings, socialising, and unwinding after work. It is relaxed, grown-up hospitality, without fuss or pretence.



Open 7am to 7pm, Fork Cafe Bar is built for mornings, lunches, and early evenings. A place for commuters, office workers, locals, and anyone who values fresh food, serious coffee, and quality ingredients.

Same name. New everything.

# FIT Boutique Fitness

FIT is the onsite boutique fitness suite, opened in January 2025. At FIT we are committed to helping you achieve your fitness goals and creating a welcoming environment for all. Whether you're looking to build muscle, improve mental wellbeing, or just keep active, we have everything you need to help you get there.

You'll have access to expert support from our dedicated trainer, who is here to guide and motivate you every step of the way. Our state-of-the-art facilities feature premium equipment and modern, beautifully designed showers and changing areas, offering you a comfortable and stylish space to refresh after your workouts. Plus, you'll be part of a vibrant, supportive community of like-minded individuals all working toward their best selves.



# Highly Specified

The available accommodation benefits from the following specification:



-  Full access raised flooring (150mm clear void)
-  Exposed services
-  LED strip lighting
-  Gym Facilities
-  Sustainable refurbishment
-  New VRF Cooling & Heating
-  Four x 13 person passenger lifts, plus separate goods and firefighting lifts
-  Excellent natural lighting with in excess 3m floor to ceiling
-  Building de-carbonised
-  BREAAAM Excellent
-  Refurbished common areas
-  Ground floor café and break out area
-  New shower and changing facilities
-  Green Leases
-  Podcast Room
-  Cyclescore: Gold
-  Wirescore Platinum rating
-  EPC A rating
-  Green utility procurement
-  Fibre-ready

# Dynamic Configuration

The configuration of each floor allows us to sub divide in order to create a range of suites as illustrated in the floor plans below/adjacent.

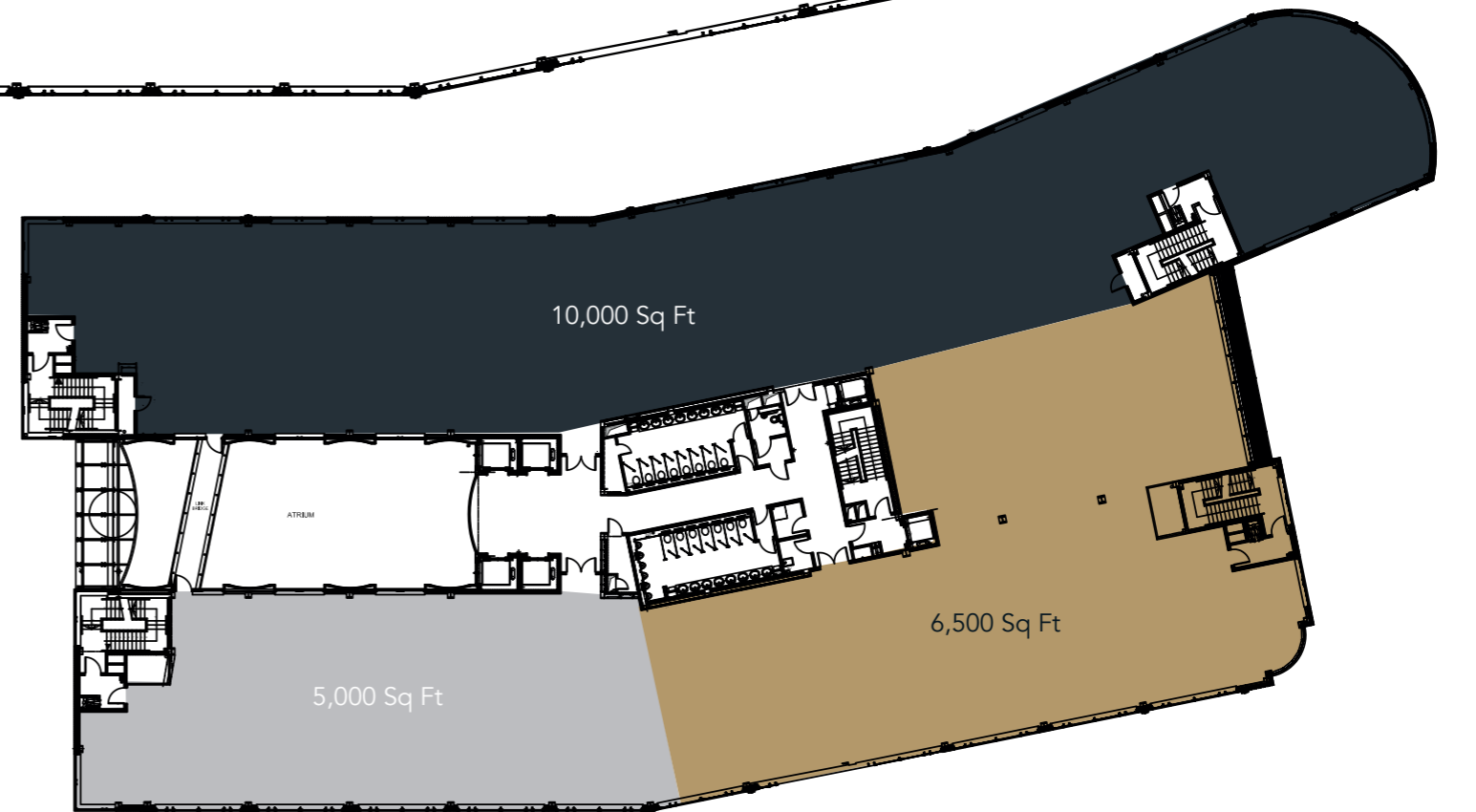
Current availability provides the following Net Internal Areas:

FLOOR	SQ FT	SQ M
Part Fifth Floor	4,494	417.50
Part Fourth Floor	7,572	703.46
Second Floor	21,554	2,002.43
First Floor	21,507	1,998.06
Ground Floor	4,036	374.95
<b>Total</b>	<b>59,163</b>	<b>5,496.42</b>

Typical Floor



Potential Floor Splits



Floor areas indicative and subject to measurement

# Strategic Position

One Trinity Gardens occupies a strategic position linking the Quayside to the traditional City Centre, and takes full advantage of all of the Quayside's setting, which is now a well-established employment, leisure and living quarter of the city.

The area immediately surrounding One Trinity Gardens is home to a number of office users, the Law Courts, the Live Theatre and some of Newcastle most highly regarded restaurants including Terry Laybourne's Café 21, St Vincent and Broad Chare venues.



# City Centre Locations

Access to the Quayside is excellent with a dedicated Quaylink bus service connecting the area to the City Centre, Central Station and Gateshead Quays. Metro access is available within a short walking distance via Manors Metro Station, and the Quayside itself provides excellent cycle and pedestrian access. Car parking provision is very good, with the Stockbridge MSCP directly opposite, and further parking available within a short walk.



## Key

- 1 One Trinity Gardens
- 2 Quayside Multi-storey Car Park
- 3 Café 21
- 4 St Vincent
- 5 Tesco
- 6 Gusto
- 7 Malmaison
- 8 Travelodge
- 9 Premier Inn
- 10 Newcastle Crown Court
- 11 Manors Metro Station
- 12 Baltic
- 13 Sage Gateshead
- 14 Eldon Square
- 15 New HMRC Office
- 16 Northumberland Street
- 17 Central Station
- 18 Manors Railway Station



# The Destination

## Travel and Distance Times



London	2hrs 40 mins
Edinburgh	1hr 40 mins
Durham	15 mins
Leeds	1hr 30mins
Manchester	2hrs 5 mins



Sunderland	13 miles
Durham	18 miles
Teesside	42 miles
Leeds	105 miles
Manchester	150 miles



Quayside	2 mins
Manors Metro Station	8 mins
Central Station	12 mins
Northumberland Street	15 mins



Central Station	5 mins
Quayside Cycle Hub	5 mins



## Lease Term

The accommodation is available as a whole, floor by floor or as a part floor subject to agreement, by way of a new effective FRI lease for a term to be agreed.

## Financial Terms

Please contact the agents for further information on pricing, Business Rates and Service Charge.

## ESG

We are committed to ensuring occupiers of One Trinity Gardens benefit from the highest possible ESG credentials. Not only have we achieved an EPC A, but the building is fully de-carbonised and there is a green utilities procurement policy in place, with no reliance on gas throughout the building. All new leases will contain Green clauses.

On a practical day to day level, we have ensured staff wellbeing is at the forefront, introducing biophilic walls to the reception area, a new café and gym facility at ground floor, together with new showers and cycle stores.

## Viewing & Further Information

For any further information or to arrange a viewing please contact the joint letting agents:



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