

BANK HOUSE

PILGRIM
PLACE

Newcastle upon Tyne

Café/F&B Opportunity

www.bankhousenewcastle.com



The Location

Bank House is a brand new BREEAM excellent office building centrally located at the southern end of Pilgrim Street, close to the principal access and egress to the Tyne Bridge.

Forming part of a wider regeneration project which comprises mixed uses including office, retail and leisure, Bank House provides 120,000 sq ft of Grade A offices fully let. Tenants include DAC Beechcroft, Lycetts Insurance Brokers, Barclays and Knights Plc.

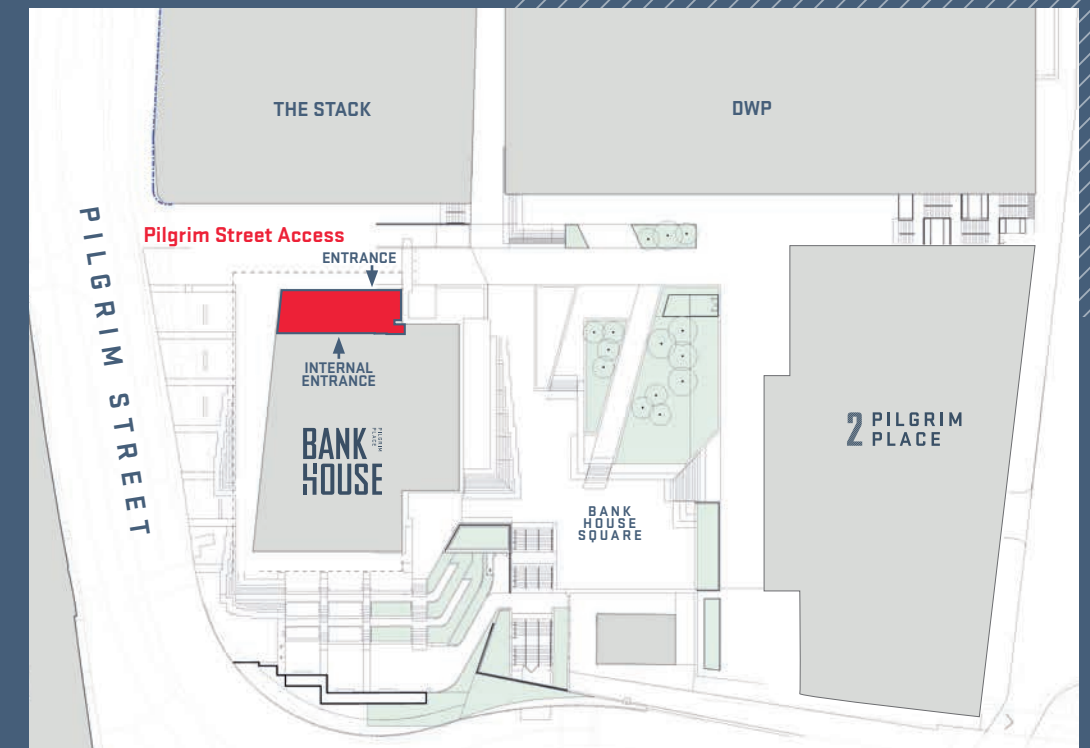
1 & 2 Pilgrim Place are under construction to the rear of Bank House, due to complete in Q2 2027 this development will provide a further 267,960 sq ft Grade A office accommodation, with 175,000 sq ft pre let to the Department of Work and Pensions.

There are a number of bars and cafés in the vicinity and Worswick Chambers adjacent provides 45,500 sq ft accommodation for The Stack, a mixed use leisure development.

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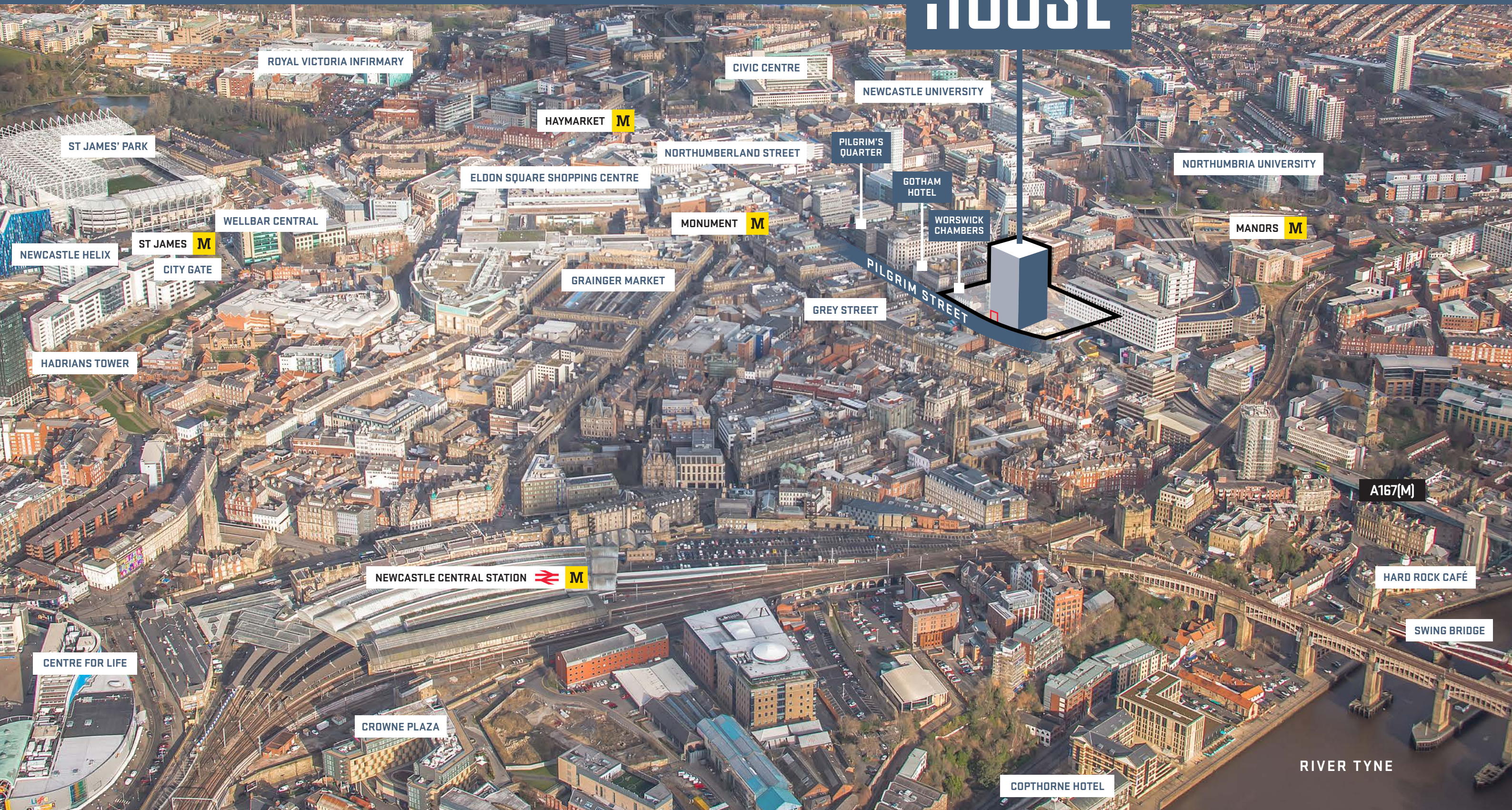


PILGRIM STREET ACCESS



Newcastle City Centre

**BANK
HOUSE**



The Opportunity

The premises comprise a highly visible corner of the north-west ground floor space of Bank House, with full height glazing overlooking Pilgrim Street and the main pedestrian thoroughfare to Bank House Square and the wider scheme. Bank House Square will provide a new public open space amenity for all occupiers within the development.

The unit physically adjoins the main reception area and whilst it will be built as a self contained space for a café, there is scope to open up part of the sub-dividing wall to provide visibility and access for visitors and office users alike, subject to the requirements of the end user.

Additionally there is scope for an area of outside seating as required.

Café/F&B
Opportunity



The Accommodation

The GIA of the Café as built is as follows:

Ground Floor Gross Internal Area
1,130 sq ft (105 sq m)

External Terrace Area
(To be agreed)

TERMS

The premises are available on the basis of a new lease for a term to be agreed at a rent of £37,500pa.

BUSINESS RATES

The premises have not yet been assessed for Business Rates purposes.

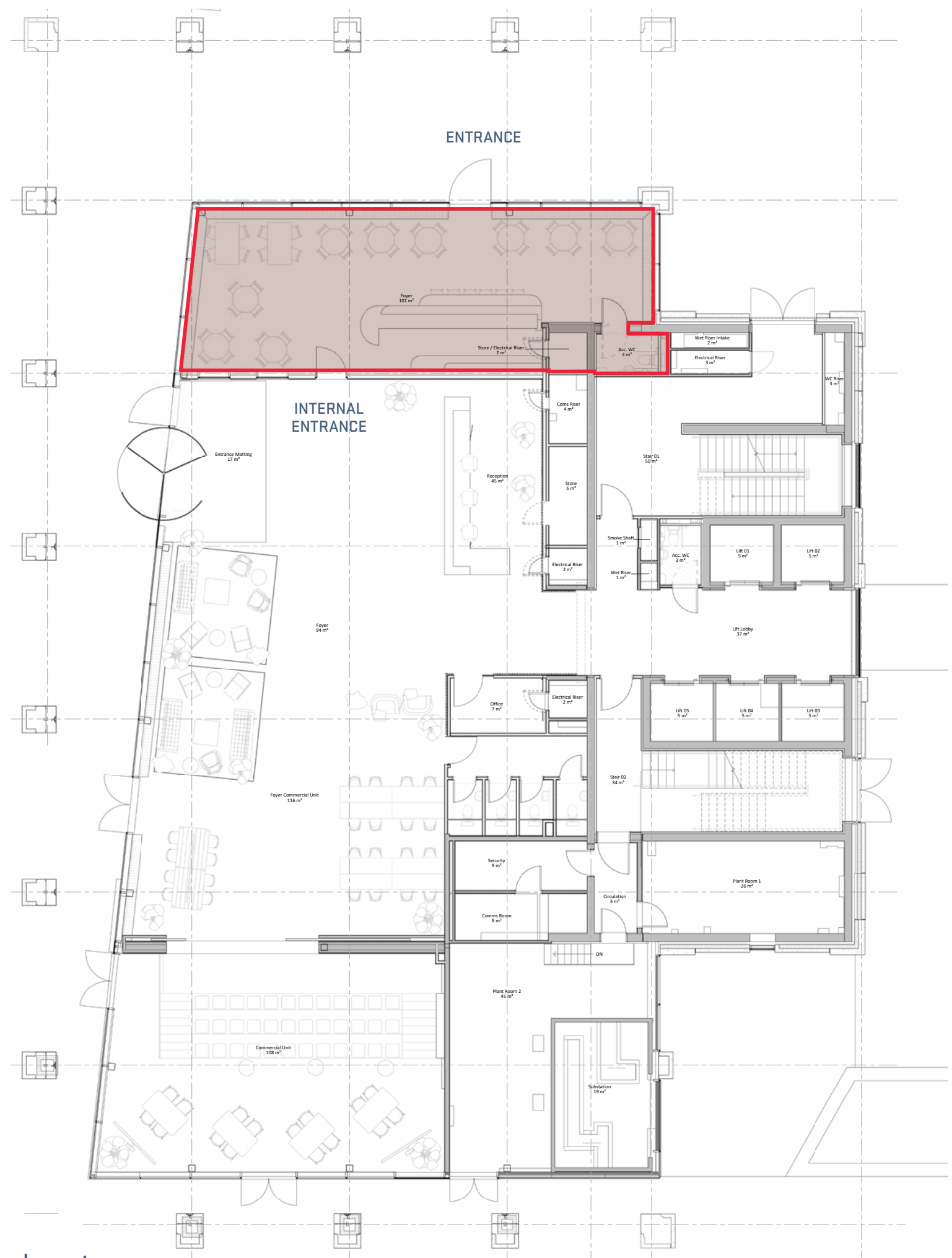
SERVICE CHARGE

The 2026/27 service charge for the retail unit £3,863.

Café/F&B
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PILGRIM STREET



Indicative layout

Pilgrim Place

A rich abundance of office, hospitality and leisure.

Pilgrim Street is undergoing a programme of significant regeneration which is creating a new business and leisure sector of the city.

Bank House is the gateway office to the city at the southern end of Pilgrim Street and the new office hub for HMRC at the northern end of Pilgrim Street book ends the development.

Phase I of the former Fire Station is complete delivering a 60 key 5* boutique Gotham Hotel by Bespoke. Phase II, the former Police Station, is underway to be delivered by Q4 of this year, with another 30 keys. Worswick Chambers now trades as The Stack, a food and leisure destination.

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Pilgrim's Quarter

New 465,000 sq ft HMRC offices.
Opening in Autumn 2027.



Boutique Hotel

60 bed 5* boutique Gotham Hotel by Bespoke with ground floor cafe, bar and restaurant in the refurbished Grade II Listed building.



Worswick Chambers

Worswick House is trading as The Stack, a new food and leisure operation extending to 45,500 sq ft.

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