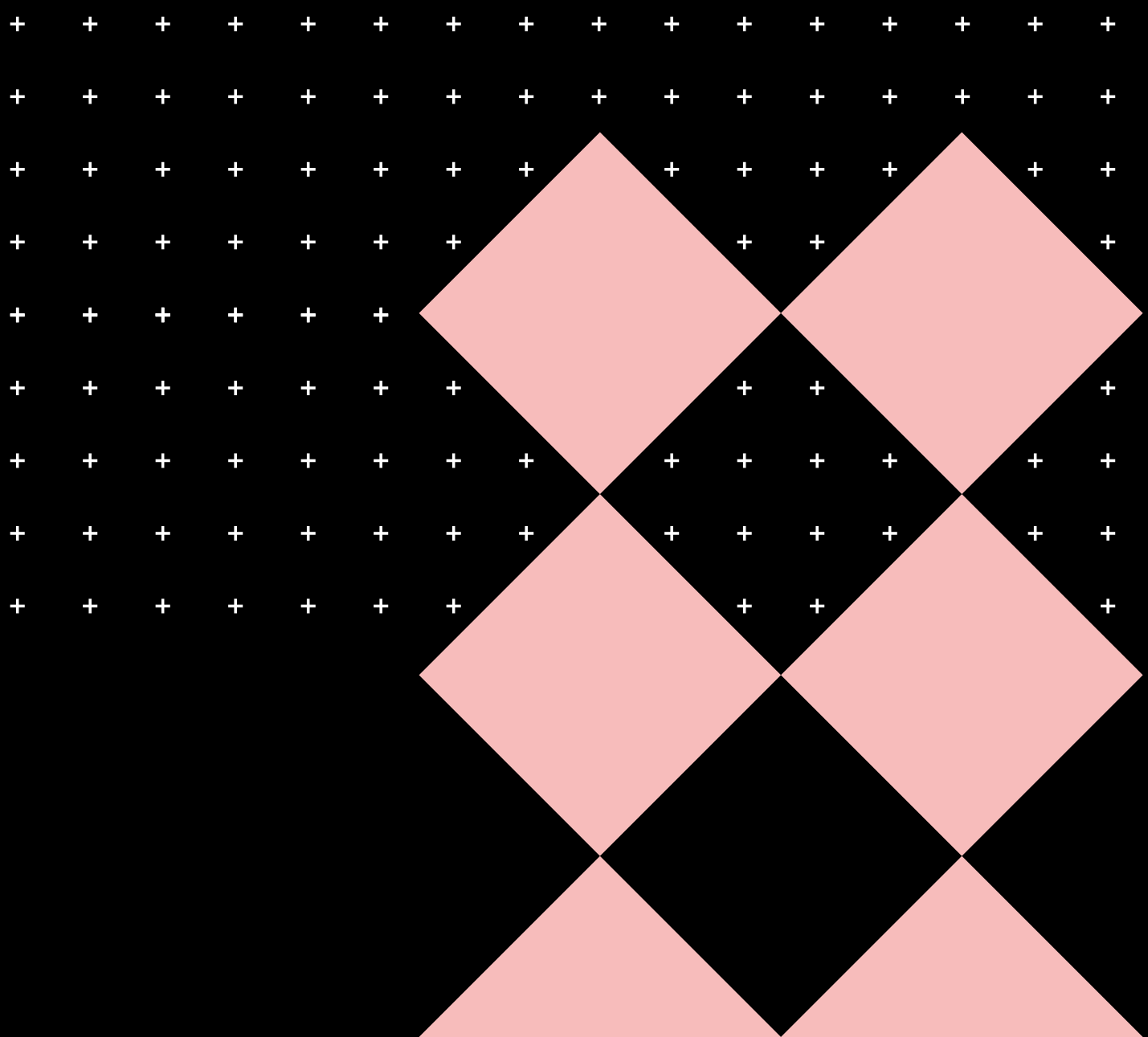
Generator
Studios

Creative Office Space in
Newcastle City Centre



The engine that drives possibility.



Generator Studios is home to some of the North East's most successful creative, tech and future-focussed businesses; brought together by the possibilities we offer. We believe that an 'office' should be so much more than just a place to work.

Fuelled by our community vibe, at Generator Studios your people will feel free to collaborate, create, play and make an impact.

The energy created by the opportunity to work alongside like-minded creative and tech-inspired people is part of the distinctive style that sets Generator Studios apart from the competition.



> Generator Studios has been the perfect place to grow our business. It really is a one of a kind building. The central city location combined with large, bright spaces with lots of natural light make it the right fit for a busy creative agency like ours.

Darren Richardson,
Gardiner Richardson

Award winning office building with innovative working space.







1Gb superfast broadband

BREEAM ‘Very Good’

On-site car parking

Manned reception

Office suites from 500 - 4,700 ft²

Air conditioning

Calendar of events

Break out space & informal meeting areas

Complimentary coffee

Showers

Feature lighting

Secure cycle storage

More than just a place to work.











Home to Newcastle's most imaginative businesses, Generator Studios is more than just a place to work. It's a place where more becomes possible, where a central location and impressive building offer more clients and more space, designed with building new connections and collaborative thinking in mind. The inspirational workplace where creative people belong.

Generator Studios is an energizing, flexible office space that gives businesses room to think, create and grow.



Co-creation: a factory for ingenious thinking

Great ideas don't happen in a vacuum. Creativity is a way of life at Generator Studios, engineered into our fabric through thoughtful design and a collaborative approach.



Our reception is your reception

From the moment guests step into our impressive, well-designed reception area and are treated to a complimentary coffee they will aspire to do business with you.

Your clients' first experience of your business will be a warm welcome, an introduction to your way of doing business, with space to meet, greet and work.



Tap into the community vibe at Generator Studios

Our on-site Community Ambassador is at the heart of this, making sure that we run like a well-oiled machine.

In addition to being the friendly face your guests meet on arrival, our ambassador is here to coordinate facilities, lead on our community events and foster connections for your business.



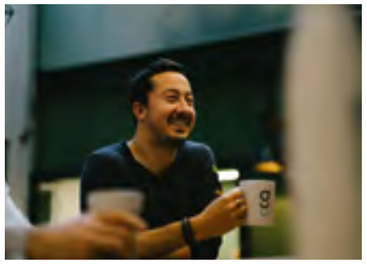


Move beyond your four walls

At Generator Studios we have a variety of informal meeting areas throughout the building. Maximising space for creative projects, giving your people the power to think and act ‘outside the office’ by treating the whole of Generator Studios as their home.

Three spacious lift lobbies are equipped with standing desks, to provide the opportunity for standing meetings, collaborative working and impromptu ‘get-togethers’.

In addition there is also a dedicated meeting room, this is free to book via the Generator Studios website.



Coffee breaks spark new connections

At Generator Studios, complimentary fresh ground coffee provides the perfect pick me up, whatever the time of day. Every coffee break is an opportunity for a chat with like-minded neighbours. Who knows, this could be the start of something big.

With a ready supply of creative neighbours to plug in to, the opportunities for inspiration, collaboration and co-creation are endless.



Calendar of community events

From running clubs to visiting culinary treats, there is always something going on at Generator Studios. Look forward to monthly visiting culinary treats, from gourmet burgers to handmade pasta and everything in between. Helping your people get the most from their day whether at work or at play.



Great ideas don’t happen in a vacuum. Creativity is a way of life at Generator Studios, engineered into our fabric through thoughtful design and a collaborative approach.









Make yourself at home and power up your business at Generator Studios.

Generator Studios is the city-centre creative workspace for growing business in Newcastle. You couldn't ask for better studio space in a more central location, situated close to Newcastle's bustling city centre with its restaurants, bars and shops.



Newcastle Quayside
7 minute walk



Manors Metro Station
5 minute walk



Central Station
13 minute walk

1. Generator Studios
2. Manors Metro Station
3. Manors Train Station
4. Newcastle Train Station
5. Central Motorway A167
6. Manors multistorey car park
7. Quayside multistorey car park
8. Newcastle Quayside
9. Northumberland Street
10. Grey's Monument
11. Monument Metro Station
12. Northumbria Uni
13. Made Deli
14. Tesco
15. St Vincent & The Broad Chare
16. Cafe 21
17. Starbucks
18. Great Coffee

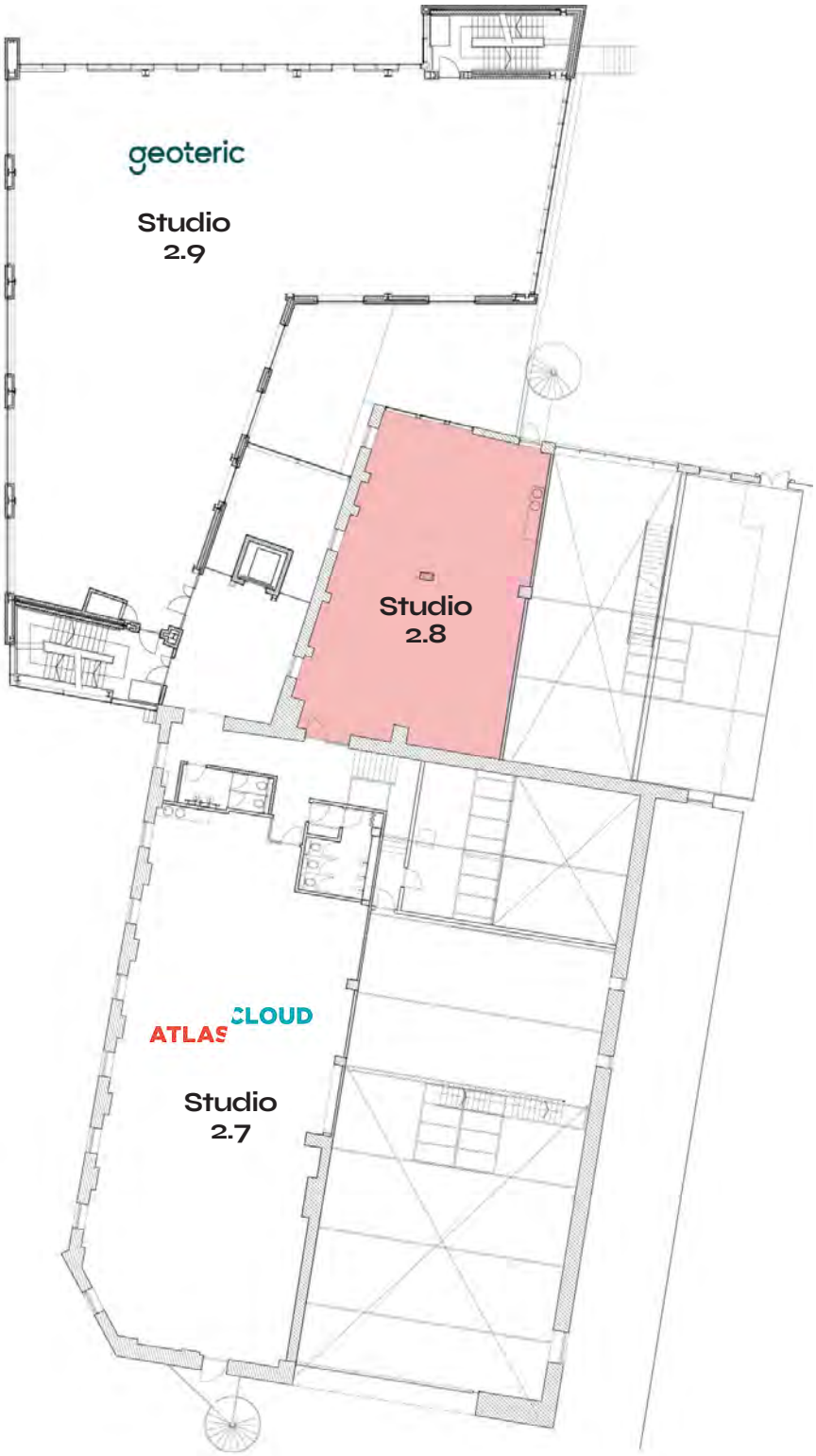


Studio 2.8

The space

Floor:	First
Area:	137.96 m² (1,485 ft²)

The suite offers a Cat A specification, however the landlord would be willing to undertake some additional tenant fit out works including supplying furniture, subject to agreeing suitable lease terms.



Features

- 1Gb superfast broadband
- BREEAM 'Very Good'
- On-site car parking
- Manned reception
- Air conditioning
- Floor to ceiling height 3m to 5.5m
- Lift access to all floors
- Male, female & disabled access toilets
- Showers
- LED lighting
- Secure cycle storage
- On-site meeting facilities

Tenant directory

Allay, ATLAS CLOUD, black&white engineering, edwardrobertson digital design, fuse, gem Partnership, geoteric, Gardiner Richardson, hedgehog lab, Oak, Route, solarwinds msp

Availability

Be part of a dynamic community at Generator Studios alongside innovative and creative companies including Gardiner Richardson, Black & White Engineering, Lantern Building Consultancy, Zerolight, Invenirex, OTCX Trading, durhamlane and Adecco.

Floor	Suite	Size (sq ft)
G	1.3a	678
G	1.3b	1,033
1	2.8	1,485

Generator Studios
Trafalgar Street
Newcastle upon Tyne
NE1 2LA

Generator Studios

PARKER KNIGHTS
REAL ESTATE

Michael Downey
mdowney@parkerknights.co.uk
07711 767 423

Sanderson Weatherall

Kevin McGorie
kevin.mcgorie@sw.co.uk
07901 710 671

Amy Lamming
amy.lamming@sw.co.uk
07561 710 960

Bradley Hall

Richard Rafique
richard.rafique@bradleyhall.co.uk
+44 (0)191 232 8080