



# SPECIFICATION



PORTLAND  
HOUSE

New Bridge Street West,  
Newcastle upon Tyne, NE1 8AL  
[www.portlandhouse.uk](http://www.portlandhouse.uk)

## LOCATION

Located in the heart of the East Pilgrim Street regeneration area.

2 minute walk to Northumberland Street

5 minute walk to Monument and Manors Metro stations

## PARKING

Basement parking for 40 cars

EV charging - 6 x 22kW spaces bookable through the Portland House app



*You would expect the East Pilgrim Street redevelopment to change the dynamic of the city... and I see this area, including Portland House, becoming the most desired location for office occupiers going forward.*



## CAT A SPECIFICATION

Interface flooring – carbon neutral across its full lifecycle

Earthborn Ecopro walls – Earthborn is the first UK licence holder of the EU Ecolabel, a label of environmental excellence

LED flat panel light fittings to underside of suspended or plastered ceiling



- Building shape allows for flexible division



- Designed to an occupational density of 1:8 sq m



- VRF cooling system  
No recycled air



- Raised floors with  
150mm void



- 2 x 13 person lifts  
2 x 9 person lifts



- Slab to slab height of 3.6m



- New LED lighting and  
motion sensors



- Instant connection with pre-agreed access to BT Openreach and Virgin Media



- WiredScore Certified:  
Platinum



- EPC Target: B

## TENANT AMENITY

Bike racks	Easy to use two tier bike racks can accommodate 80 bikes in the secure basement
E-bike chargers	6 cycle stands provide intergrated sockets
Bicycle repair station	Monitor tyre pressures and make on the go repairs. There is a bike lock rack to store locks overnight
Drying room	Dry wet kit, located adjacent to the bike racks
Showers	Hotel quality male and female showers, changing areas, vanity stations with hairdryers,
Lockers	63 day-use lockers
Postroom	Notifications of personal post via the building app, secured by access control

## PORTLAND HOUSE APP

- i. Contactless access control: [Access control \(HID\)](#)
- ii. Visitor registration provides visitors with a QR code to arrive at Portland House contact free: [Visitor management](#)
- iii. Book meeting rooms: [Resource booking](#)
- iv. Book services such as dry cleaning or massages: [Workplace services](#)
- v. Communicate directly with the management team: [Communication](#)
- vi. Building events, offers and promotions: [Events and offers](#)

## BROADCASTING HOUSE

Accessed from reception, the Grade II listed Broadcasting House is a flexible co-working space available for all occupiers of Portland House to enjoy.

With **complimentary Wi-Fi**, it provides a range of high, low and soft seating areas to work, meet clients, or relax.

Our **TopBrewer coffee machine** has a full menu of barista quality coffees with dairy and oat milk, and chilled, sparkling and hot water for tea drinkers available at the single touch of a button.

Bookable meeting rooms can be booked hourly, for a half-day, or a full day:

- **Focus rooms** - Two spacious, soundproof, and private focus rooms; a personal office that allows you to concentrate on the task at hand.
- **Informal meeting rooms** - A relaxed meeting room with an armchair, two-seater sofa and soft stools; a causal space to unwind or get creative.
- **Formal meeting rooms** - 6 and 12 person meeting rooms each with a whiteboard wall, 55 / 65-inch screen, integrated power, and HDMI passthrough, and video conferencing facilities. A space to connect, collaborate, and contribute.
- **Board room** - The 14 person board table in Broadcasting House can be screened from the flexible space with capacity for up to 20 people with a 75 inch screen, integrated power, and HDMI passthrough, and video conferencing facilities. An area for the whole team, or project, to meet productively.



## CONNECTIVITY

Portland House is one of only two buildings in Newcastle to have been certified WiredScore Platinum

The building is equipped with unbeatable connectivity comprising:

- Aspire UDC providing dedicated, uncontended connections of up to 100Gbs
- Backed up by BT Openreach leased line and a 5G connection

We have two comms rooms backed up with the building UPS and generator. The UDC has a 99.99% uptime guarantee with a 4 hour SLA.

This means that you get the quickest, most reliable internet, with no requirement for wayleaves, no external cabling, at a fraction of the market cost.

For more information and pricing for connectivity and back-up power, please ask to see our information packs.

## ENERGY SECURITY

Portland House is the only office building in Newcastle with private, dedicated, landlord-owned emergency power provision.

We have a Uninterruptable Power Systems ("UPS") in each comms room and 560 kVA diesel generator that will kick into life the moment there's a mains failure.

All occupiers will benefit from continuous power to key building systems as well as lighting to communal areas.

Occupiers will also have the option to back-up their heating and cooling systems, small power, and lighting in the event of failure.



**WiredScore**  
PLATINUM

# ESG

## Lighting

We have installed new LED lighting and motion sensors to minimise energy usage. Our LED lights cost up to 80% less to run than traditional halogen lights and cast a more natural light to provide for a warmer working environment.

## Flooring

We have installed flooring which is carbon neutral across the full product life cycle and verified by the Carbon Neutral Floors™ program. The Interface products have some of the lowest carbon impact in the industry and they offset unavoidable emissions purchasing carbon-offsets from projects in renewable energy, fuel switching and reforestation.

## Paint

We have used a fantastic range of Earthborn products throughout the building to provide the best environment for occupiers. We have chosen paints and emulsions that are wipeable, breathable, hygroscopic, anti-static and low odour.

The breathability of Earthborn paints, in particular the moisture absorbing qualities helps even out the humidity in a room, making for a healthier, more comfortable working environment. The anti-static qualities means that less static electricity builds up, helping to reducing airborne dust and allergens.

## Doors

We have retained as many doors as possible and where new door sets have been installed, they are FSC® (Forestry Stewardship Council) certified. This means that all the wood is tracked from the forest to the store. Every link between the forest and the consumer is certified to make it clearly identifiable which wood is FSC certified, and which is not.

## Sinks

We are proud to have installed Woodio sinks, the world's first 100% waterproof solid wood composite, designed to replace ceramic and stone materials. Woodio products have a significantly lower carbon footprint, throughout the whole product lifecycle, than similar traditional ceramic bathroom fixtures. In fact, we are saving 55kg of carbon release per unit.

## Biophilic installations

Within the building's common areas, reception and break out space, new biophilic installations will help improve air quality and remove toxins. A UK- based study entitled 'The Relative Benefits of Green versus Lean office Space' found that workers with an exposed level of contact with nature were 15% more productive, compared to those with minimal contact.