

Beyond *Investment*

Our Partners



NORTH OF TYNE
COMBINED
AUTHORITY



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Welcome

TO NEWCASTLE

Invest in *our city*

Newcastle is a city brimming with potential.

From our world-class universities, colleges, hospitals and health trusts to our diverse business community, innovation ecosystems and talented workforce, we know that Newcastle's investment proposition is built on solid foundations.

What we can offer investors in our city is something they will not find anywhere else in the UK – strong economic assets powered by innovation that drives inclusion, supported by affordable connectivity that works for all, generating wealth that flows to all communities and that underpins healthier lives.

These are the fundamentals of an inclusive economy, which we are committed to building in our city.



This is our offer to investors. *To think Beyond investment.*

To choose Newcastle, not just for our long history of innovation, our smart city credentials, our unique sector strengths or our devolution trailblazer status.

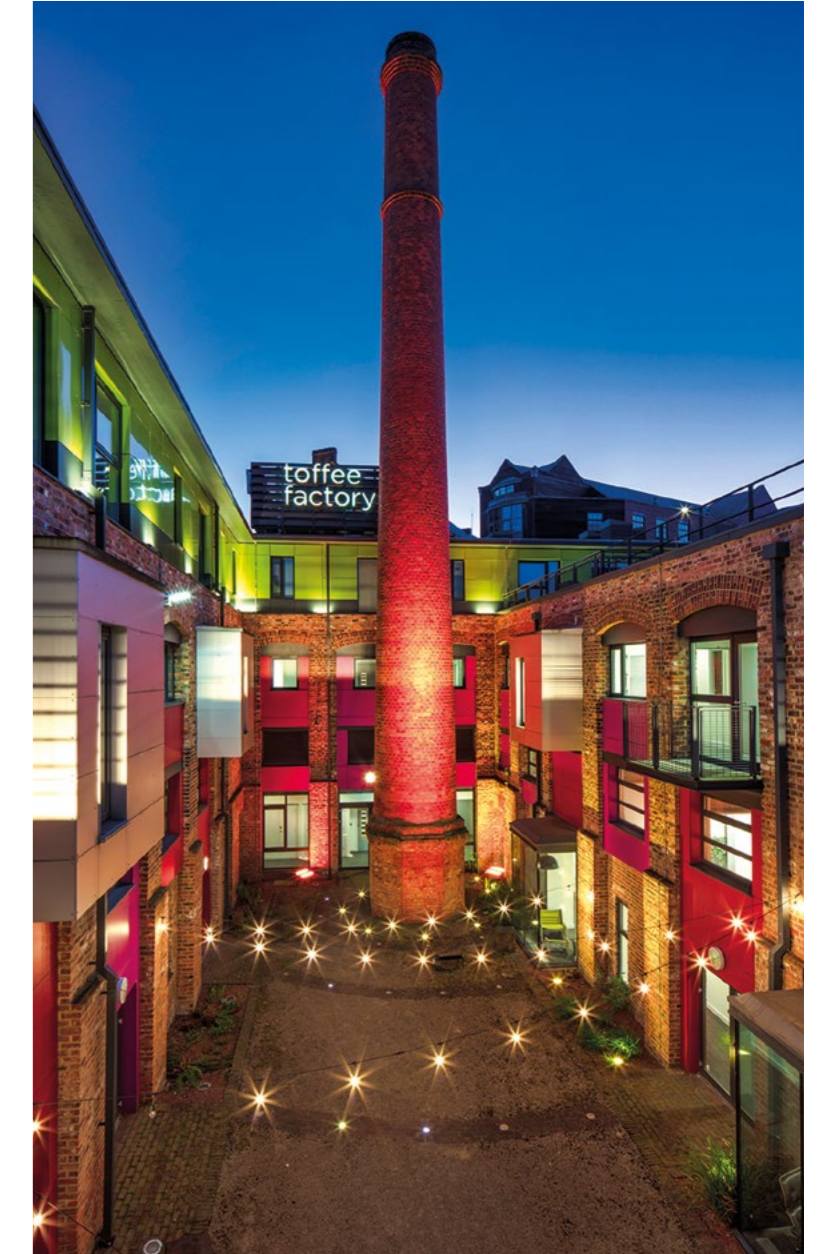
To choose Newcastle for the inimitable opportunity to achieve transformational social impact in our communities.

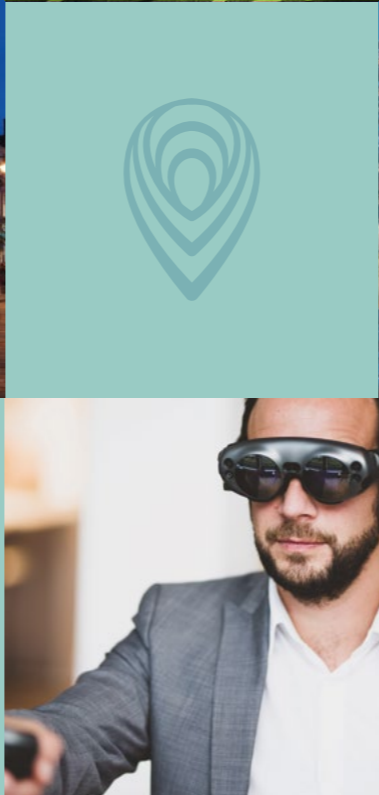
Our vision for the future of Newcastle is for a city transformed by investment in people and places, a city which leads the world in knowledge-intensive industries, a city where investors and developers are committed to social value and a city where public-private partnerships work hard to improve the health, wealth and wellbeing of local residents.

To make this vision a reality, we're dedicated to working with investors that are as passionate about tackling inequality as they are about generating returns for shareholders.

Investors that are passionate about urban regeneration, city centre transformation, connecting communities and delivering infrastructure that powers sustainable and inclusive economic growth.

Beyond investment, we need partnerships and collaborations that will secure a better future for the people of Newcastle.





Why NEWCASTLE?

The commercial heart of North East England



Newcastle *is an international city.*

Recognised globally for the central role it played in powering the first Industrial Revolution, Newcastle has long been a hotbed of technological innovation.

From the days of George Stephenson, William Armstrong, and Joseph Swan to present-day pioneers who are proud to call the city home, Newcastle has always cultivated an environment that nurtures ground-breaking advancements.

Today, Newcastle is the UK's premier test-bed location, a 'living lab' for rapid innovation, demonstration and commercialisation of products and services to create a more sustainable, resilient, and inclusive economy.

The city has played a pivotal role in steering scientific progress nationally and internationally, with a catalogue of medical breakthroughs that have transformed health outcomes across the globe.

Beyond health and life sciences, Newcastle is home to one of the fastest growing digital clusters in the UK, leading the way in fintech, cleantech and medtech, creating thousands of good quality jobs at all levels.

The city offers access to £30bn of investable opportunities across the region and is covered by a £4.2bn devolution deal, including a £1.4bn (£48m per annum) investment fund.

Newcastle is also a smart city driving the global data-driven revolution and holds the distinction of being the first city worldwide where the local authority, hospital trust, and universities jointly declared a climate emergency and committed to achieving net zero emissions by 2030.

Boasting a highly educated and interconnected population, Newcastle has 60,000 students enrolled at its two city centre universities and benefits from convenient transportation links by road, rail, and air that connect seamlessly to all areas in the UK.



What sets Newcastle apart is its friendly, open, and supportive business community. This environment, characterised by low start-up costs and close collaboration among key institutions, fuels the growth of industries of the future.

Investing in Newcastle means investing in a 'Goldilocks City' offering a commercial ecosystem that strikes the perfect balance – small enough to make a big impact in the market, but also large enough to generate a big return on investment.

Beyond investment, Newcastle is building an inclusive urban economy that prioritises better futures for local residents and communities.



Newcastle

IN NUMBERS

Newcastle in numbers

OUR ECONOMY AT A GLANCE

62.9%

of the workforce hold two or more A-levels

44.3%

of the workforce hold a degree level qualification

2.7m

workforce within 1 hours drive

8,645

Newcastle businesses

£9.9bn

Newcastle GDP

£5.4bn

Regional visitor economy

Median salary
£35,000

(Talent.com, 2023)

60,000

students in the city

Regional visitors
48.9m

An investment pipeline of
£30bn
across the North East

Average house prices
£210,000

(Rightmove, 2023)

Prime rents
£28/sq ft

(Avison Young, 2023)

Prime yield
6.25%

(Knight Frank, 2023)

6,500

hectares of development land

1 million sq ft

development pipeline of Grade A office space

7.2%

(NE1)
(Property Data, 2023)

Average residential rental yield

OUR REAL ESTATE SECTOR AT A GLANCE:



Strengths

BEYOND INVESTMENT



A testbed for healthy ageing & longevity

Newcastle has established itself as a leading testbed for healthy ageing and longevity, not least due to the presence of the UK National Innovation Centre for Ageing (NICA).

NICA is a world-leading organisation, dedicated to promoting innovation in the field of ageing. It has developed Ageing Intelligence™, a pioneering initiative that combines data-driven insights and human experiences to develop a range of new products, business models, and services that support ageing populations. By leveraging cutting-edge research and technology, NICA helps bring these innovations to market, ensuring that the needs of an ageing population are met effectively.

In addition to Ageing Intelligence™, NICA has also created the VOICE® global citizen network. This network serves as a platform for individuals to share their experiences and aspirations regarding healthy ageing. Through collaboration, VOICE® develops solutions for the challenges faced by ageing populations.

NICA was established by UK government and Newcastle University, which is globally recognised for healthy ageing research in its own right. The university has plans to develop a £500 million Health Innovation Neighbourhood,

an ambitious project to create a thriving ecosystem of collaboration between academia, industry, and the community.

Northumbria University is establishing its Centre for Health and Social Equity, further strengthening the city's research capabilities in this domain and Newcastle Hospitals NHS Foundation Trust is driving clinical research, disease management and patient care, consistently standing out as one of the highest performing trusts in the UK.

Newcastle is home to the only biomedical research centre in the country dedicated to converting lab-based research in ageing and long-term conditions into practical applications. This plays a crucial role in bridging the gap between scientific discoveries and their implementation. The Department for Business and Trade has identified the North East as a High Potential Opportunity (HPO) for healthy ageing.

Beyond investment, Newcastle is developing a testbed for healthy ageing and longevity, with institutions such as Newcastle University, Northumbria University, Newcastle Hospitals NHS Foundation Trust and NICA working to actively shape a healthier future for humanity.



Developing a
£500m
Health Innovation
Neighbourhood



Building the
UK's first city
of longevity

High Potential
Opportunity for
Healthy Ageing

Home to
UK National
Innovation Centre
for Ageing

STRENGTHS



Highest concentration
of researchers in the UK
outside of London

Global breakthroughs
in rare and mitochondrial
disease

47 spinout
businesses created
via Northern
Accelerator

Durham University
is a global top 100
university

A research and innovation *powerhouse*

With a long history of invention dating back to the Industrial Revolution, Newcastle continues to lead the way in research as a 'living lab' for rapid demonstration and commercialisation of products and services that address health and social inequalities.

At the forefront of this work are Russell Group Newcastle University and Times Higher Education's University of the Year for 2022, Northumbria University – academic institutions with a global reputation for research excellence and innovation. Nearby Durham University is also at the top of the global league tables and a member of the QS World University Rankings Top 100.

One of the city's epicentres of innovation is the ground-breaking Newcastle Helix, a 24-acre urban cluster of businesses and academics that has become one of the most significant innovation hubs in Europe.

The collaborative environment encourages cross-disciplinary partnerships and knowledge exchange, driving advancements across various sectors. Collectively, the five North East universities share the largest concentration of researchers in the UK, outside of London.

This confluence of intellectual capital creates a Northern Research Powerhouse, where new ideas and discoveries take shape, including medical breakthroughs in rare disease, gene therapy, transplantation, fertility, cancer and neurodegeneration.

As a research destination, Newcastle is building commercial facilities, resources and infrastructure to nurture knowledge-based start-ups and university spinouts, while ensuring an environment where entrepreneurship can thrive.

Beyond investment, Newcastle is investing in a research and innovation powerhouse, with leading universities and urban districts to power discovery and industries of the future, in an open and collaborative ecosystem.



A smart and sustainable city

Newcastle leads the way as a smart and sustainable city, embracing technology and innovation for a better future.

Key to this progress is the Urban Observatory, a unique data monitoring centre that collects and analyses information, tracking floods and air pollution, monitoring traffic flows and even studying the behaviour of bees.

With more than 1,000 sensors deployed across Newcastle and Gateshead, it is the UK's largest sensor deployment and hosts the world's largest set of open environmental monitoring data. This wealth of information helps decision makers in Newcastle use data to improve sustainability and quality of life for local residents.

Home to the £30m UK National Innovation Centre for Data (NICD), Newcastle brings together highly skilled data scientists to equip organisations with the knowledge to leverage the global data-driven revolution.

Newcastle is also making significant advancements in digital connectivity. The Stellium Data Centre has positioned the city as a leading UK interconnection hub, with a new international subsea cable connecting Newcastle to New York in just 66 milliseconds.

This state-of-the-art facility offers top-tier data and connectivity services, positioning Newcastle as a viable alternative to London for hyperscalers.

Newcastle's historical ties to the maritime and manufacturing sectors are also being repurposed for the green industrial revolution. As a global port city with a proud shipbuilding heritage, Newcastle plays a major role in the offshore renewable energy sector. The Port of Tyne has become the operations and maintenance base for the world's largest wind farm, Dogger Bank, and is prioritising energy decarbonisation and ecosystem regeneration through programmes like the Clean Tyne Project and the 2050 Maritime Innovation Hub.

The transition to a low carbon economy is also being driven by a new initiative called Tyne Powered, which leverages 700 years of engineering and manufacturing heritage along the River Tyne in the transition to a net zero future.

Across the North East of England, the low-carbon economy is now valued at £2.7 billion and supports 7,600 jobs. The region has achieved a 56% decrease in greenhouse gas emissions between 2005 and 2020, with a per capita emissions rate that is 23% lower than the UK average. These accomplishments demonstrate Newcastle's commitment to environmental stewardship.

Beyond investment, Newcastle is becoming a smart and sustainable city, with data monitoring and digital connectivity centres and emerging strengths in offshore renewable energy, paving the way for a greener, more connected future.

 **66** Newcastle to New York in *milliseconds*
via Stellium Data Centre



A global hub for offshore renewable energy

Home to National Innovation Centre for Data

High Potential Opportunity for Heat Networks



Home to
Generator, New
Writing North and
North East Screen

4th largest
gaming cluster
in the UK

The Great North
Run is the world's
biggest half
marathon

A creative and cultural *superpower*

Newcastle has a vibrant arts scene and a growing reputation for creative and cultural power.

Newcastle City Council's £1.7 million programme to develop a creative and cultural zone, Creative Central NCL, aims to transform the city into a thriving destination for creative careers by providing workspace, skills development and networking for artists and entrepreneurs.

This work is supported by two nationally regarded talent development agencies, New Writing North and Generator North East, whose programmes have uncovered some of the best and brightest writers and musicians in the UK. Generator has entered into a joint venture with global major EMI Records to fund development deals for new artists.

TV and film is also on the rise in the city thanks to a £25 million commitment on commissioning spend from the BBC and the establishment of North East Screen, an agency dedicated to attracting more screen productions to the region.

At the other end of the screen industry, Newcastle boasts the fourth largest video game cluster in the UK, with significant creative innovation in games development, immersive

technology, AR, VR and eSports. This thriving gaming ecosystem adds more diversity to the cultural landscape and further solidifies Newcastle's emergence as an international creative hub.

The city's cultural status and global brand is also propelled by the success of Newcastle United Football Club, which has experienced a remarkable turnaround both on and off the pitch following a £350 million takeover in 2021.

The club attracts significant sports tourism to the region and this increased exposure contributes to Newcastle's cultural influence in the UK and overseas.

More business tourism is also set to come to Newcastle and neighbouring Gateshead as a £350 million investment is brought forward to develop The Sage Arena and International Conference Centre.

The 12,500-capacity arena will bring an estimated 1 million additional visitors to the region and will stimulate investment in £2 billion worth of development opportunities along the south bank of the River Tyne.

Beyond investment, Newcastle is a creative and cultural superpower, underpinned by trailblazing development agencies like North East Screen, Generator and New Writing North, which are nurturing creative entrepreneurs, and Champions League football team Newcastle United, which is growing the city's global brand.



Developing a

£350m

12,500 capacity The Sage Arena

A dynamic destination to *live, work & play*

Newcastle has become a highly coveted destination for achieving an ideal work-life balance.

Lower housing and rental costs compared to other UK core cities attract skilled workers to the region who want to enjoy a high standard of living. Post COVID-19, this affordability factor has driven more people to the area, with professionals looking to establish roots in a vibrant urban environment.

Newcastle also boasts its own integrated light rail system, the Tyne and Wear Metro, which connects individuals with employment and recreational activities. Combined with extensive transport links by bus, car and bicycle, 'The Metro' allows seamless travel throughout the region to explore all that it has to offer.

One of Newcastle's standout features is its compact geography, with access to the stunning North Sea coast and Northumbrian countryside in 30 minutes or less. This proximity to natural beauty is a major draw for those seeking a balanced lifestyle, providing an opportunity to escape the urban hustle for outdoor spaces.

The city centre itself is a 15-minute city, with all amenities accessible by foot and active modes of travel encouraged through a network of cycle lanes and public foot paths.

Newcastle's evening economy is bursting with diverse leisure and hospitality attractions that cater to a wide range of interests. From Michelin-starred fine dining and rooftop cocktail bars to centuries-old pubs, clubs, live music venues and theatres, entertainment is in Newcastle's DNA.

A diverse food and drink scene allows residents to indulge in a culinary adventure on their own doorstep, with Geordie delicacies and international flavours throughout the city.

The city boasts cultural landmarks and historical sites with ancient castles and cathedrals in the city centre and in nearby Northumberland and Durham. Contemporary art galleries and museums like the Biscuit Factory, Laing Art Gallery, Discovery Museum and Baltic also give variety for visitors. Heritage assets such as the iconic Tyne Bridge, Grainger Market and Grey's Monument serve as a historical backdrop for exploration and discovery.

Beyond investment, Newcastle is a dynamic destination to live, work and play, with high standards of living, excellent connectivity, easy access to natural beauty, diverse leisure attractions a vibrant evening economy.

 **1,000 acres**
of open green space
in the city centre

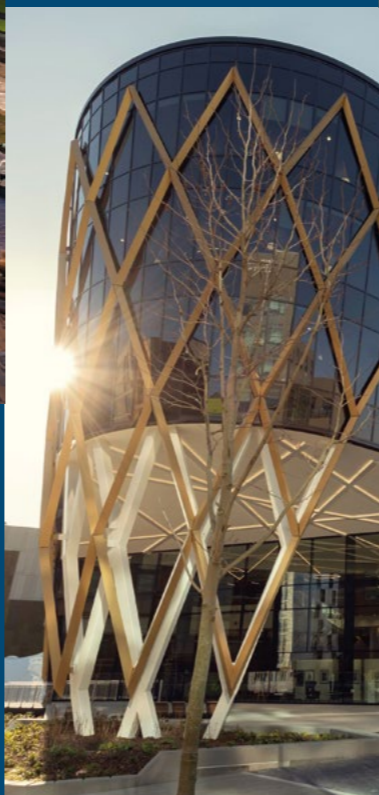


Average house prices of £210,000

Access to coast and countryside in less than 30 minutes

One of the highest job satisfaction rates in the UK

STRENGTHS



Sectors

BEYOND INVESTMENT

Digital *and tech*

INVEST IN THE DATA DRIVEN REVOLUTION

North East England has one of the fastest growing tech hubs in the UK, a dynamic ecosystem that includes global players and a high concentration of STEM and computing students and research-intensive organisations like the UK's National Innovation Centre for Data.

5 THINGS YOU NEED TO KNOW:

- 67,000 STEM students within an hour's drive from Newcastle.
- 4th largest video games cluster in the UK.
- World's largest environmental monitoring data via Urban Observatory.
- Home to UK Defence, Science and Technology Laboratory.
- 66 millisecond connectivity from Newcastle to New York.



Turnover

£2bn

Jobs

27,000

Companies

2,515

Source: North East LEP, 2022

Health and *life sciences*

INVEST IN HEALTHIER LIVES

North East England has built a global reputation for health and life sciences, with dynamic, forward-thinking companies that are working on solutions for some of society's most pressing challenges and are at the forefront of global innovation.

5 THINGS YOU NEED TO KNOW:

- Global firsts in rare and mitochondrial diseases and cancer.
- 33% of the UK's pharmaceutical GDP.
- Top 10 UK university (Newcastle) for life sciences spinouts.
- 25% of students are studying life sciences.
- Home to International Centre for Life.



Turnover
£1.7bn

Jobs
8,000

Companies
260

Source: North East LEP, 2022

Energy and *sustainability*

INVEST IN GREEN AND SUSTAINABLE JOBS

North East England has the largest concentration of energy-related companies of any English region, and Newcastle is driving the green industrial revolution in offshore renewable energy, heat decarbonisation and electrification.

5 THINGS YOU NEED TO KNOW:

- High Potential Opportunity for Heat Networks.
- Grade A-rated city by CDP research provider.
- Serving the world's largest wind farm at Dogger Bank.
- Home to Global Underwater Hub representing £8bn industry.
- £30m Electrification Process Innovation Centre.



Turnover

£2.7bn

Jobs

24,000

Companies

2,150

Source: North East LEP, 2022

Corporate services

INVEST IN THE FINANCIAL CAPITAL OF NORTH EAST ENGLAND

North East England is a nationally significant hub for corporate services and a major destination for professional talent and skills, with an array of international law firms, accounting practices and banking groups doing business in the city.

5 THINGS YOU NEED TO KNOW:

- Highest corporate services students per capita in the UK.
- 9,000 HMRC employees to be based in state-of-the-art city hub.
- Lowest staff attrition rates in the UK.
- Home to National Audit Office.
- 25% of regional wealth is generated by corporate services.



Turnover

£11.6bn

Jobs

94,000

Companies

10,955

Source: North East LEP, 2022 and Beauhurst, 2023

Tourism and *hospitality*

INVEST IN AN INTERNATIONAL VISITOR DESTINATION

North East England has a vibrant tourism sector that attracts millions of visitors from around the world every year, while also benefiting from a world-renowned night-time economy, Michelin-starred fine dining, rooftop cocktail bars, centuries-old pubs, buzzing super clubs, national music venues, contemporary art galleries and theatres.

5 THINGS YOU NEED TO KNOW:

- £1.23bn investment in hotels and visitor attractions.
- UK's first Destination Development Partnership.
- 70 destinations from Newcastle International Airport.
- Home to Newcastle United Football Club.
- Voted one of the best second cities in the world (Rough Guides).



Turnover
£5.4bn

Jobs
58,000

Companies
14,290

Source: NewcastleGateshead Initiative, 2023




Places


BEYOND INVESTMENT




 **GRAINGER TOWN AND RETAIL CORE**


 **OUSEBURN VALLEY AND SPILLERS QUAY**

 **NORTH BANK OF THE RIVER TYNE**

 **SOUTH BANK OF THE RIVER TYNE**

 **PILGRIM STREET**

 **STEPHENSON QUARTER**

 **AIRVIEW PARK**

 **HEALTH INNOVATION NEIGHBOURHOOD**

 **NEWCASTLE HELIX**

 **FORTH YARDS**



NEWCASTLE HELIX

A state-of-the-art innovation hub

Size: 24 acres

Gross development value: £450m

Ownership: Newcastle City Council, Newcastle University, Legal & General.

Uses: Commercial, Educational, Residential.

Status: Middle stage scheme following completion of commercial and educational developments, with hotel, residential, retail, leisure and further commercial to be delivered.

Opportunity: Venture capital investment sought for early-stage start-ups in high-growth industries.

Description: Newcastle Helix is a 24-acre state-of-the-art innovation district in the heart of the city where industry and academia come together to advance the fields of data science, urban science and life science.

Made possible by an initial £65m investment between Newcastle City Council, Newcastle University and Legal and General, Helix is regarded as one of the most successful urban regeneration schemes in the UK,

combining commercial and residential space with first-class research and education facilities.

The site boasts some of the region's most progressive architecture and exemplifies the principles of sustainable urban development, such as its own District Energy Centre.

It has quickly become one of the most important innovation hubs in Europe, and is home to a diverse and growing community, from university spin outs undertaking leading edge research to fast growing SMEs in tech and sustainability to well established national and multinational legal, financial and other professional services companies.

Plans are being brought forward to deliver up to 750 low carbon homes, a 195-bed hotel, further commercial space and new lab space to meet demand for Newcastle's fast-growing health and life sciences businesses.

The Helix Partnership are also investing in a programme of events, placemaking and engagement activities that will continue to promote collaboration across the site and foster relations with the surrounding communities.



PILGRIM STREET

A new public square where business meets leisure

Size: 20 acres

Gross development value: £500m

Ownership: Taras Properties Limited and Reuben Brothers (Newcastle) Limited.

Uses: Commercial, Retail, Hospitality, Hotel and Leisure.

Status: Early-stage scheme with numerous developments currently under construction following completion of Bank House.

Opportunity: Occupiers sought to take high quality space in the heart of the city.

Description: Pilgrim Street comprises a 10-acre regeneration site adjacent to the retail core in the heart of Newcastle City Centre.

Delivering nearly 1m sq ft of accommodation, including over 750,000 sq ft of Grade A office accommodation, a new public square, a new luxury hotel development and an extensive food and drink offer, Pilgrim Street is one of the most strategically important and transformational sites in the North of England.

Covering three city blocks along the eastern side of Newcastle's urban core; Pilgrim's

Quarter to the north, the old Fire and Police Stations to the centre of the street and Pilgrim Place to the south, Pilgrim Street will provide a vibrant mix of uses including retail, leisure, hotel, workspace, restaurants, cafes and bars.

On Pilgrim Street, you'll find Bank House, a 12-storey, Grade A office building offering 360-degree views of the Newcastle skyline, which completed in Spring 2023.

Construction works are well underway on an even more ambitious development, Pilgrim's Quarter. Set to become the new home of 9,000 HMRC staff, Pilgrim's Quarter will have a transformational impact on Newcastle city centre and is the largest of 13 new regional centres being created across the Government Hub network.

Elsewhere on Pilgrim Street, preparatory works are also underway on Pilgrim Place, a 263,700sq ft Grade A office development, and the former Police and Fire Stations in the centre of the scheme are being transformed into a new boutique hotel, while Worswick Chambers is being converted into a brand-new leisure and hospitality destination in the heart of Newcastle.

STEPHENSON QUARTER

A place steeped in industrial heritage

Size: 10 acres

Gross development value: £125m

Ownership: Newcastle City Council, Clouston Group, BBC.

Uses: Commercial, Hospitality, Recreational, Educational.

Status: Middle stage scheme following successful completion of commercial, hospitality, educational and recreational developments.

Opportunity: Occupier sought for pre-let partnership on sustainable Grade A office building, The Pioneer.

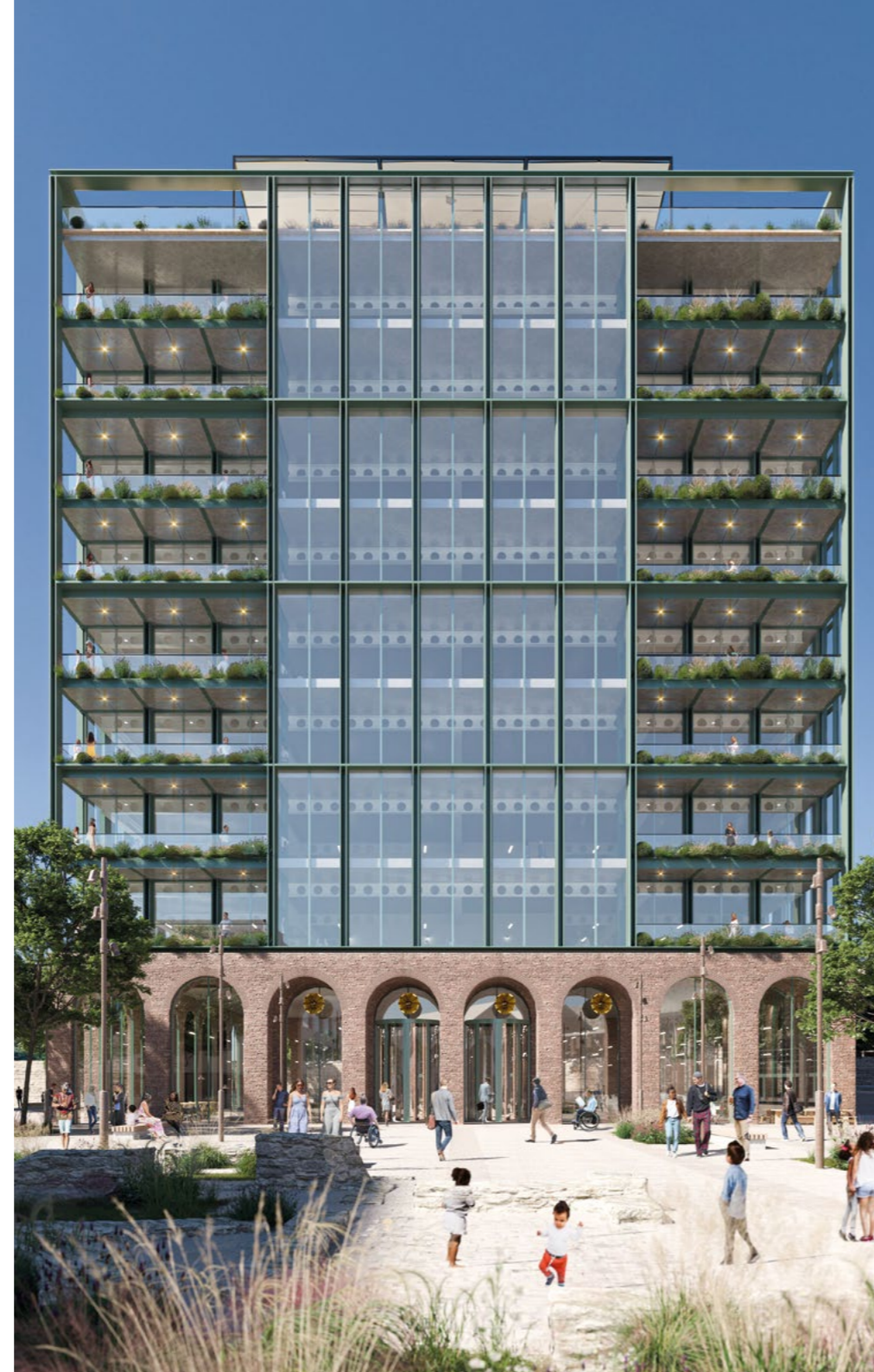
Description: Stephenson Quarter is a 10-acre mixed use site occupying historic industrial land behind Newcastle Central Station that was once home to Robert Stephenson & Co Locomotive Works.

Offering excellent connectivity with the rest of the UK via Central Station and access to bars, restaurants and green open spaces along the Newcastle Gateshead Quayside, Stephenson Quarter brings together

economic, educational, heritage and cultural assets to create a unique destination. Phase one development works saw the successful construction of the 4* Crowne Plaza hotel, a multi-storey car park, The Boiler Shop arts, music and conference venue and phase two has so far seen the development of ground-breaking educational facility North East Futures UTC, which provides tailored training for 14–19-year-olds looking for careers in the STEM industries.

Building on the rich legacy of innovation on the site, Newcastle City Council is redeveloping the iconic Pattern Shop building into an eco-friendly commercial centre, housing small and medium sized businesses in the creative and digital sectors.

Elsewhere on Stephenson Quarter, Newcastle City Council is working with PfP igloo to develop a brand new 100,000sq ft office building – The Pioneer. This landmark development will seamlessly blend the industrial heritage of George and Robert Stephenson with climate positive, sustainable and modern design methods.



GRAINGER TOWN AND RETAIL CORE

A historic hub for work and play

Size: 89 acres

Ownership: Newcastle City Council, Taras Properties Limited, Fenwick Family.

Uses: Retail, Recreational, Commercial, Hospitality.

Status: Heritage scheme with significant classical architecture and mixed-use developments.

Opportunity: Capital investment sought from investors who are seeking socially impactful as well as profitable opportunities.

Description: Home to the highest concentration of listed buildings outside of London and Bath, Grainger Town and Retail Core connects Newcastle's past with its future and serves as a constant reminder of the city's ongoing transformation.

Bringing award-winning Grey Street, Edwardian Central Arcade and Grade I listed Grainger Market together with bustling Northumberland Street, department store Fenwick and Eldon Square Shopping Centre, there is nowhere that tells the story of Newcastle better than Grainger Town.

The scheme is covered by a £50m City Centre Transformation Programme (CCTP) of works being led by Newcastle City Council to realise its vision for a safer, greener, more appealing city centre, with outdoor spaces that people and their families can enjoy together.

The CCTP is delivering major improvements to the public realm around Grainger Town, with Grey Street being transformed into the main pedestrian route between the Quayside and the city centre, Old Eldon Square being transformed into a hub for major civic and cultural events and Northumberland Street, Saville Row and Ridley place benefitting from significant investment.

Elsewhere in Grainger Town, Grade I-listed Grainger Market is benefiting from renovation works following £7m in funding from the UK Government's Levelling Up Fund, while industry-leading independent department store Fenwick is bringing new retail experiences to visitors following a £40m investment in the flagship store on Northumberland Street.





FORTH YARDS

A major gateway to the city

Size: 51 acres

Gross development value: £725m (est.)

Ownership: Newcastle City Council, Network Rail, ASM Global, Reditum Capital, Naava, (HRE) Pottery Lane, MB European.

Uses: Residential, Commercial, Recreational, Industrial.

Status: Pre-development stage with significant remediation and infrastructure works required to unlock development.

Description: Forth Yards is a 51-acre regeneration area occupying a commanding position along the Western edge of the city centre, with the River Tyne as its southern boundary and the Redheugh Bridge/St James' Boulevard as its north-south spine.

A major gateway into the city by road, rail and metro, Forth Yards has the potential to transform the urban landscape of Newcastle and connect west end communities and neighbourhoods with the city centre.

At 20 hectares, Forth Yards is Newcastle's last major underdeveloped water frontage brownfield site area and boasts an array of industrial archaeological heritage and historic railway infrastructure.

Plans are currently being brought forward to deliver a number of significant residential-led schemes across Forth Yards, with Newcastle City Council working together with the site owners, Homes England and North of Tyne Combined Authority to enable the comprehensive development of a well-connected, mixed use and sustainable new place that integrates well into the existing fabric and communities of the city.



HEALTH INNOVATION NEIGHBOURHOOD

A place where research meets intergenerational living

Size: 29 acres

Gross development value: £500m

Ownership: Newcastle University.

Uses: Educational, Healthcare, Residential, Commercial.

Status: Early-stage scheme with phase 1 site investigations underway and planning 'minded to approve'.

Opportunity: Capital investment sought for commercial, research, and residential opportunities (buy-to-rent, later living, key worker, student accommodation).

Description: The Health Innovation Neighbourhood is a large development on the site of the old General Hospital on Newcastle's Westgate Road.

Its vision is to be a neighbourhood where the housing, environment, infrastructure, research and learning will drive and inform healthier and sustainable living across the life course.

This will be achieved by cross-sectoral collaboration on research, housing, health, and the environment to create a "living laboratory." Work will explore and address the challenges of global populations that are getting older, sicker, poorer, and less productive.

Led by a joint venture between Newcastle University and Gen8 Kajima Regeneration, the redevelopment of this site will further enhance Newcastle's position as an exemplar of inclusive economic growth, providing good employment and skills for residents in the west of the city and promoting intergenerational living with welcoming, fun, and fit-for-purpose spaces.

The scheme is working in partnership with Newcastle City Council and when delivered will be the first of its kind in the UK to blend world-class research facilities with residential infrastructure that meets the needs of a changing population and environment.

OUSEBURN VALLEY AND SPILLERS QUAY

A cool and contemporary neighbourhood

Size: 200 acres

Gross development value: £75m (est.)

Ownership: Newcastle City Council

Uses: Commercial, Leisure, Hospitality, Residential.

Status: Late-stage scheme following successful completion of residential, commercial and recreational developments.

Description: Ouseburn Valley is a 200-acre vibrant creative and cultural quarter on the eastern edge of Newcastle city centre comprising a number of independent leisure and hospitality venues, design studios, heritage assets alongside a cluster of innovative commercial and residential developments.

Originally an area synonymous with heavy industry and coal, the lower Ouseburn Valley has been undergoing regeneration and transformation since the 1990s.

Now, it is one of the most attractive destinations to live, work and play in all of Newcastle, a hub for the arts and creative industries.

In Ouseburn Valley, you'll find open art gallery The Biscuit Factory, the national centre for children's books at Seven Stories, working urban farm and training centre Ouseburn Farm, revered independent music venue The Cluny as well as much loved pubs and restaurants such as Cook House, The Kiln, The Free Trade Inn, The Cumberland Arms, The Tyne Bar and The Ship Inn.

You'll also find award-winning residential development, The Malings, comprising 76 homes, and Lower Steenbergs Yard, comprising 28 homes and 9,000sq ft of office space as well as The Toffee Factory, which offers high quality coworking space for creative and digital businesses.



AIRVIEW PARK

An international hub for business and trade

Size: 4 acres

Gross development value: £35m - £45m

Ownership: Tynexe Commercial Limited.

Uses: Commercial, Industrial.

Status: Middle stage scheme following successful completion of new headquarters for anchor tenant Bellway Homes.

Opportunity: Occupiers sought to take up bespoke office accommodation offering excellent connectivity.

Description: AirView Park is a 4-acre strategic development site adjacent to Newcastle International Airport offering 175,000 sq ft of Grade A office accommodation and exceptional connectivity to the North East, Scotland and further afield.

National housebuilder Bellway Homes moved into a bespoke 25,000sq ft office building on AirView Park in 2020, employing 100 people at the site.

Benefiting from Enterprise Zone status, AirView Park will suit a wide range of occupiers who can influence the design of the office build to meet their specific needs.





NORTH BANK OF RIVER TYNE

A place to power offshore innovation

Size: 200 acres

Gross development value: Over £100m

Ownership: Newcastle City Council, Shepherd Offshore.

Uses: Industrial, Commercial, Educational, Storage, Logistics.

Status: Late-stage scheme, with ongoing development of Neptune Energy Park and Swans Energy Park.

Description: The North Bank of the Tyne comprises over 200 acres of strategically valuable deep-water high value facilities, while enabling the co-location, establishment and growth of a thriving world-class manufacturing cluster.

Co-owned by Newcastle City Council and Shepherd Offshore, the North Bank of the Tyne has seen investment of over £100m over the last decade, remediation of over a 1,000,000m³ of material, unlocking over 90 acres for development, and renovating over 2000m of high value quay frontage and adjacent infrastructure.

Constructing over 350,000sqft of bespoke facilities, the site is home to TechnipFMC, Baker Hughes, Royal IHC, Bridon-Bekaert, JDR Cables, Newcastle University, Newcastle College and attracts daily clients such as Equinor, Saipem, Subsea 7, Anadarko, Siemens, Dong Energy, DANA, Total, McDermotts, BP and many more.

With connectivity to adjacent world class project areas of over 60 acres of storage, the North Bank allows seamless flow and single turnkey operations adjacent to deep-water quay frontage at all times.

The site is also the new Northern headquarters of Global Underwater Hub - the trade and industry development body representing the UK's growing £8 billion underwater industry.



GATESHEAD QUAYS

A River Tyne renaissance

Size: 100 acres

Gross development value: £2bn

Ownership: Gateshead Council.

Uses: Recreational, Commercial, Residential, Industrial, Hospitality.

Status: Early-stage scheme with The Sage ICC and The Sage Arena set to have a transformational impact.

Opportunity: Investment and development partners sought to deliver residential, commercial and leisure schemes across 40 acres of council-owned land.

Description: Already home to prestigious cultural venues such as BALTIC and Sage Gateshead, the Gateshead Quays is primed for further development, on the back of the £400m Sage International Conference Centre, Arena, Hotels and enhanced public realm.

The 220,000sqft Sage International Conference Centre (ICC) includes state of the art exhibition space, conference rooms, a banqueting suite, and 15,000sqft of retail and hospitality. The Sage Arena will follow, providing a 12,500-capacity international grade venue.

The venues will transform the south bank of the River Tyne into one of the UK's most dynamic visitor destinations.

The impact on the visitor economy will be vast, bringing an estimated 1 million+ additional visitors to the Newcastle and Gateshead Quayside.

This development will act as a catalyst for the regeneration of the surrounding area, particularly in Gateshead town centre, where there are Council-owned sites ready for development.

Gateshead Council is a welcoming and experienced partner, with ESG built in to all development opportunities, including the local zero-carbon district energy network, and businesses can also access support and advice on property, recruitment, skills and training.



What

WE CAN OFFER

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A diverse and agile workforce

TALENT AND SKILLS

Newcastle is home to a diverse, highly educated and agile workforce, with Newcastle University, Northumbria University and Newcastle College Group working closely with employers to develop the skills and qualifications needed to propel the industries of the future.

Beyond investment, we can offer access to:

- **2.7m regional workforce** – a diverse labour market with loyal staff and lower attrition rates than the national average within 1 hour's drive of Newcastle.
- **Educated workforce** – 44.3% of employees hold a degree level qualification and 62.9% hold 2 or more A-levels.
- **60,000 students** – a regenerative pipeline of talent with the highest proportion of STEM graduates per head of the population of any region in England.
- **18,000 international students** – a global pool of talented learners bringing extensive second language capabilities and new cultural experiences to the city.
- **A Northern Research Powerhouse** – the largest concentration of researchers in the UK outside of London between Newcastle, Northumbria and Durham Universities.



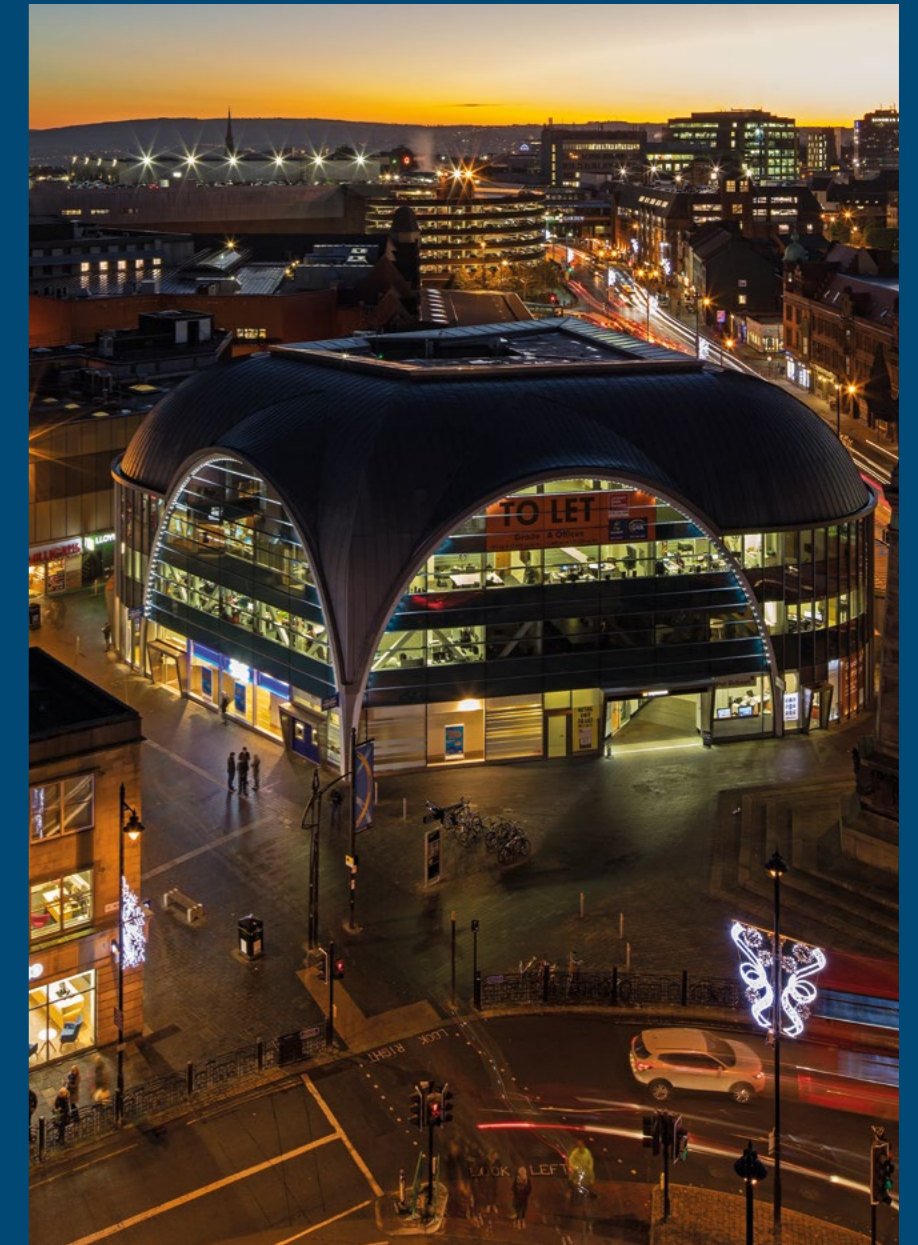
A well connected location

INFRASTRUCTURE AND CONNECTIVITY

Newcastle is well-connected with modern and accessible infrastructure by road, rail, air and sea and benefits from some of the most advanced digital infrastructure in Europe for data services and security.

Beyond investment, we can offer access to:

- **Newcastle International Airport** – a major gateway to the UK, Europe and rest of the world, with upwards of 70 destinations to fly to and from.
- **Newcastle Central Station** – a historic transport hub connected to UK core cities such as London, Leeds, Manchester and Edinburgh all reachable in under 3 hours.
- **Tyne and Wear Metro** – a fast and convenient light rail system connected all parts of the North East with the commercial centre of Newcastle.
- **Port of Tyne and Blyth** – two of three deep water ports in the North East region that are easily accessed from Newcastle and offer state-of-the-art logistics solutions.
- **A1(M) Motorway** – a major north-south road which connects Newcastle with London and Edinburgh directly and provides access to all other major roads in the UK.
- **Stellium Data Centre** – a state-of-the-art facility offers top-tier data and connectivity services via a new international subsea cable connecting Newcastle to New York in just 66 milliseconds.
- **Full Fibre Rollout** – a £62m project that has seen 415km of superfast fibre-optic broadband laid beneath the streets of Newcastle, connecting households and businesses to the internet more quickly.





Investment

SUPPORT

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Capital and connections

Working in partnership

Newcastle's ongoing success is built on collaboration and the anchor institutions of Newcastle work closely with investors to ensure capital is deployed in a way that delivers for all parties.

Our leaders have a proven track record of delivering transformational investment, from the partnership between to Newcastle City Council, Newcastle University and Legal & General that delivered £350m Newcastle Helix to the partnership between Newcastle City Council, Ouseburn Trust, PfP igloo and Homes England that has seen the successful regeneration of the Ouseburn Valley.

Land:In

Land:In is a free service offered by Invest Newcastle to make it easy for overseas businesses wanting to establish a long-term presence in the UK & European market. As well as providing a range of impartial advice and services, Land:In offers:

- Complimentary six-month NewcastleGateshead Initiative partnership.
- Free desk space at a selection of different sites for your first 12 months in the UK.
- Support from a range of professional service providers at free and discounted rates.
- Support to help your business become established and grow.
- Facilitated introductions to networks and influencers to help you develop your local knowledge and network.

Investment Zones

The new North East Mayoral Combined Authority is designated as one of 12 UK Investment Zones to enable the creation of comprehensive incentives for attracting investment in the local economy and growing clusters around strategic sectors such as digital, life sciences and advanced manufacturing.

The policy offer includes an £80m funding envelope for each zone, which can be used flexibly for fiscal incentives and tax relief, research and innovation, skills and local infrastructure, planning and development.

Investment zone sites can also benefit from 100% retention of business rates growth over an agreed baseline for 25 years.



North of Tyne Inward Investment Fund

£10m is available through the North of Tyne Combined Authority (NTCA) to support businesses looking to invest and create jobs in Newcastle, North Tyneside and Northumberland.

The NTCA Inward Investment Fund can contribute up to 10% of capital costs, with grants of between £100,000 up to a maximum of £1million.

North East Commercial Property Investment Fund

£35m is available through the North East Local Enterprise Partnership (LEP) to support property developers in Newcastle and the wider North East region.

The North East Commercial Property Investment Fund provides loans of between £1m and £7m to fund development costs with interest rates/fees agreed in advance and repayment terms of up to 5 years.

North East Property Fund

£20m is available through the North East LEP for development funding to SME house builders, construction and property development companies to bring forward residential and non-speculative commercial development projects.

The North East Property Fund provides loans of between £250,000 and £2m with interest rates agreed in advance and repayment terms of up to 2 years.

North East Fund

£120m is available through the North East Fund to SMEs across Newcastle and the wider region to support companies at all stage of development.

Five funds are available: Venture Fund, Development Capital Fund, Growth Capital Fund, Innovation Fund, Small Loan Fund.

Maven Capital Partners

Maven specialises in providing equity capital for property projects across the UK in a variety of real estate sectors including purpose-built student accommodation, housebuilding, retirement living and hotels.

OakNorth Bank

OakNorth specialises in property investment finance of between £250,000 and £3m for residential property developers and offers personalised loan terms in five minutes through one, transparent application.



Time to invest?

Get in touch

Whether you're looking to live, work, invest or locate in Newcastle upon Tyne, we'd love to hear from you.

Contact invest@ngi.org.uk to find out more about how we work with investors, developers and occupiers to deliver transformational places for people and the planet.

