

One Milburngate

For Life At Work

Brand New Grade-A Office Space
Available To Let From 3,948 – 53,701 sq ft
Durham City Centre



Welcome to One Milburngate

Welcome to One Milburngate,
where everything for life at work
is at your fingertips.

Opportunities to flourish, space to
unwind, unhindered connections
and breath-taking views. A brand-
new address with aspiration and
vibrancy at its heart, all set against
the timeless backdrop of Durham
city centre's celebrated skyline.



The Highlights



450,000 sq ft
mixed-use scheme



60,000 sq ft
retail & leisure space



153 luxury
apartments



Up to 230,000 sq ft
office space



92 bed
on-site hotel



200m
river frontage



A Brand New Place For Work

One Milburngate offers a unique opportunity for you and your staff to enjoy a bespoke office solution in the North East's most prestigious mixed-use development.

Providing convenient access to some of the region's finest talent and skills, One Milburngate is perfectly placed to accommodate the current and future needs of 21st century business.



The North East's Finest Offices

One Milburngate offers your business an early opportunity to influence the design and finishes specific to your requirements.

From conventional layouts to contemporary solutions, Milburngate is being delivered by an experienced team with the ability to create a range of high-specification offices to meet the demands of your business.



The Specification



53,701 sq ft
brand new offices



Available from
3,948 sq ft upwards



Flexible
floor plates



Managed reception
and shared space



High speed
internet



Wired Certified
Gold



Grade A
specification



Well
Certification*



EPC Rating 'A'*



Minimum BREAA
Very Good*



90 car spaces



Dedicated bike
parking



*Subject to tenant requirements and final certification

Bespoke To Your Business

One Milburngate has been designed to set a new benchmark for office space in Durham and upon completion will offer 53,701 sq ft of Grade A accommodation, available in flexible floor plates of 10,445 sq ft and suites from 3,948 sq ft upwards.



Schedule of Areas

G 7,973 sq ft
741 sq m
Up to 93 staff*

1 10,445 sq ft
970 sq m
Up to 121 staff*

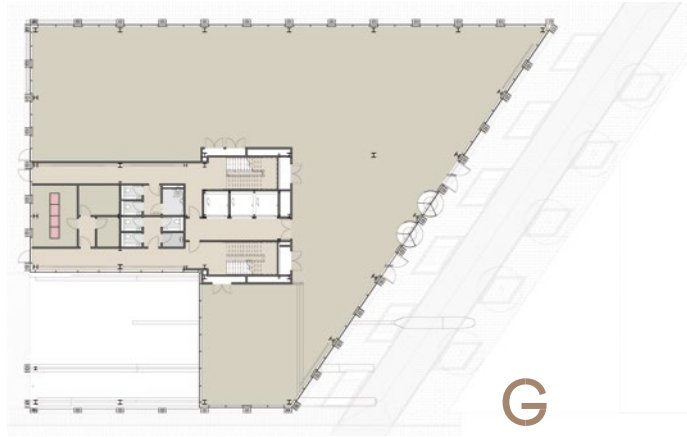
2 10,445 sq ft
970 sq m
Up to 121 staff*

3 10,445 sq ft
970 sq m
Up to 121 staff*

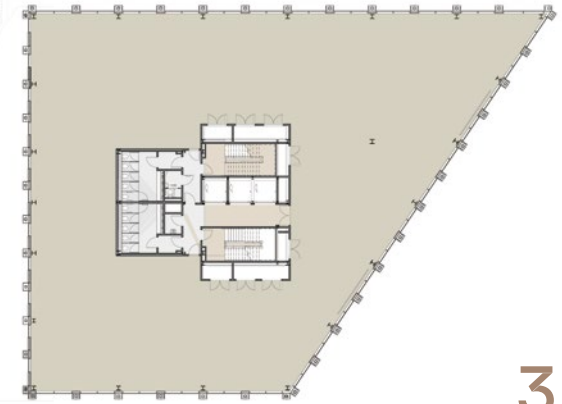
4 10,445 sq ft
970 sq m
Up to 121 staff*

5 3,948 sq ft
367 sq m
Up to 46 staff*

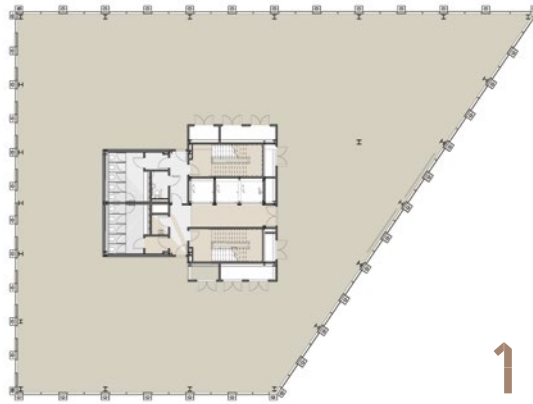
*Based on occupancy of 1:8 sq m



G



3



1



4



2



5

World Heritage Views

One Milburngate is located in the heart of Durham City on the banks of the River Wear and enjoys stunning views towards the UNESCO World Heritage Site.

Choosing to locate here, in what has to be one of the most spectacular office destinations in the country, is a once in a lifetime opportunity for your business.



For Your Staff To Enjoy

A vibrant and desirable neighbourhood where people work, live and relax, Milburngate will offer your staff some of the very best food, beverage and retail experiences Durham City has to offer.

Featuring 60,000 sq ft of high-quality ground floor and mezzanine level restaurants and bars, staff will have access to a range of convenient amenities directly on-site, including an **Everyman Cinema**, **Bar + Block** and **Premier Inn**.



On-Site Amenities



City centre location



Riverside setting



Extensive public realm



On-site cafés, restaurants and bars



On-site cinema



92 bed hotel



Dedicated bike parking



Showers and changing rooms

Existing Occupiers

EVERYMAN



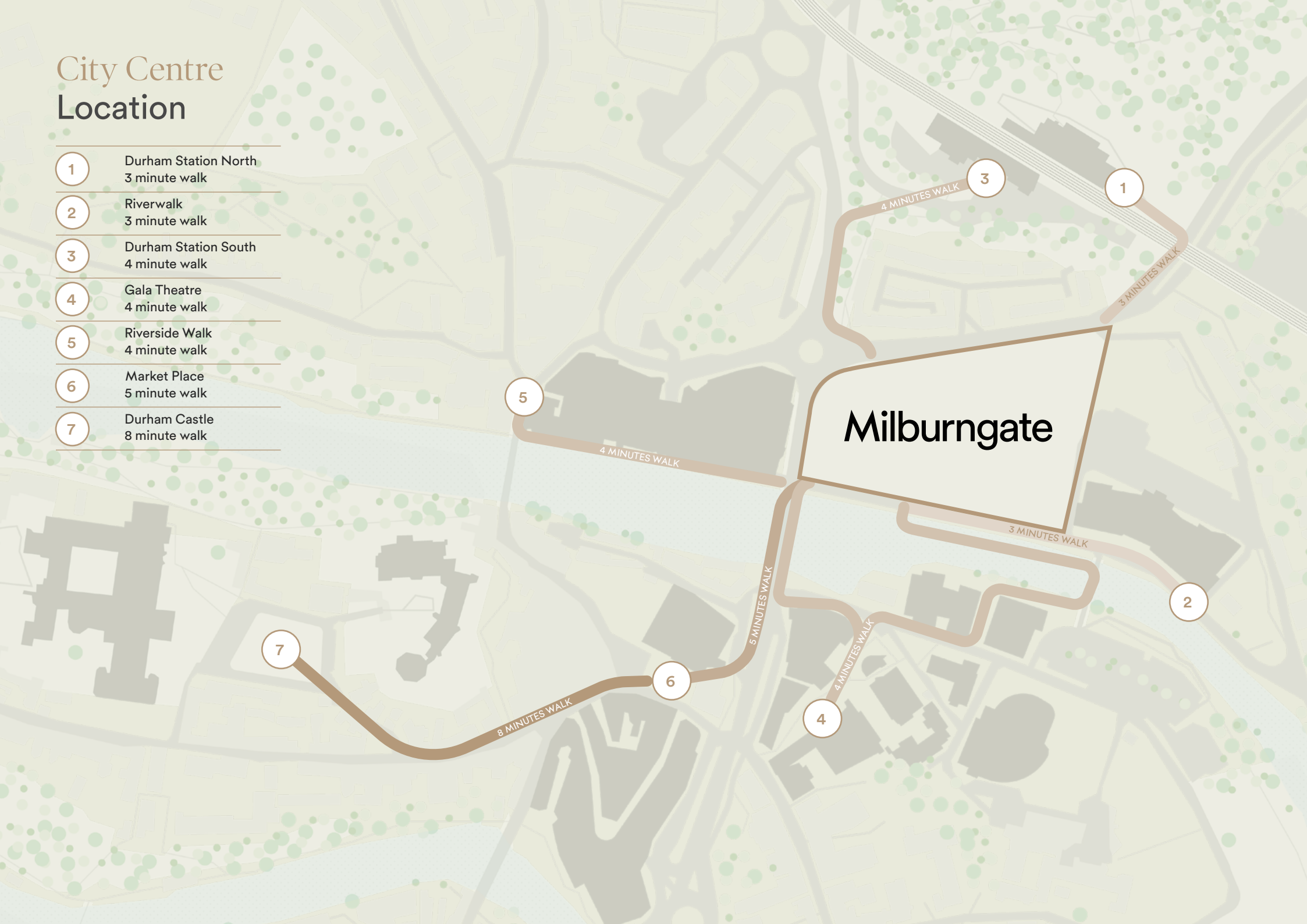
Premier Inn

BAR+BLOCK
STEAKHOUSE



City Centre Location

- 1 Durham Station North
3 minute walk
- 2 Riverwalk
3 minute walk
- 3 Durham Station South
4 minute walk
- 4 Gala Theatre
4 minute walk
- 5 Riverside Walk
4 minute walk
- 6 Market Place
5 minute walk
- 7 Durham Castle
8 minute walk



Milburngate

Durham City Life



With its iconic Cathedral and Castle World Heritage Site and prestigious university campus, Durham is an undisputed cultural powerhouse.

It's a medieval city with a modern and lively heart, all complemented by a fantastic range of shops, cafés and boutiques; not forgetting its incredible annual events calendar including Lumiere and the Regatta. Which is why Durham is one of the most attractive places in the UK to work, study, live and visit.



Access to Talent

2.56m

people within 60 mins

18,000

students at
Durham University

23%

of working population
20-29 years old

107,000

people within 5 miles

105,000

students attend the
region's 5 universities

£3.4bn

planned investment
in the county

To find out more about the benefits of investing
in Durham visit durhampoweredbypeople.co.uk



A Convenient Commute



Durham is the location of choice for people working in the city and beyond, all of whom take advantage of the connectivity that makes it so accessible. And with Durham train station only 3 minutes' walk from One Milburngate commuting for your staff couldn't be easier.



Regional Connections

By Car

A1M	3 miles
Sunderland	16 miles
Middlesbrough	22 miles
Teesside	22 miles
Tyneside	24 miles
Newcastle	24 miles

By Rail

Durham City Station	(5 min walk)
Newcastle	12 mins
York	43 mins
Edinburgh	1hr 50 mins
London	2hrs 54 mins



The Masterplan

Phase 1

- ① One Milburngate
- ② 92 bed Premier Inn and Bar + Block
- ③ Residential and restaurants
- ④ Residential, Everyman Cinema and restaurants
- ⑤ Residential
- ⑥ Restaurant and bar

Phase 2

- ⑦ Offices
- ⑧ Offices
- ⑨ Offices





Floor to ceiling glazing ensures an abundance of natural light throughout the day, not to mention stunning views across Durham.

Wide open floors provide flexibility from the start, meaning occupiers can tailor the space to meet the exacting needs of their business.

One Milburngate is the blank canvas on which you can create the perfect working environment for you and your staff.



As well as the available office space, Milburngate has plenty to offer, including 60,000 sq ft of retail and leisure space, 153 luxury apartments, a boutique cinema and a 92 bed on-site hotel.

Whether it's a coffee before work, a healthy grab and go lunch, or a film premiere at night, staff will be able to enjoy a range of on-site amenities.



Enjoying a 200m river frontage in one of the U.K.'s most beautiful cities, Milburngate is set to become a thriving place to work, live and relax.

Premier Inn will be showcasing their brand new concept hotel at Milburngate, featuring 92 bedrooms and a Bar+Block restaurant.



Occupiers at Milburngate will be able to enjoy extensive and high-quality, public realm throughout the development.



Home to 153 luxury apartments, Milburngate offers staff the unique opportunity to live and work on-site.



Milburngate has been designed to the highest standards, giving occupiers the chance to enjoy stunning spaces overlooking the River Wear.



Milburngate really is a unique opportunity to thrive in an environment perfectly placed to meet the demands of 21st Century business.



Milburngate has already attracted a number of prestigious leisure brands including Premier Inn, Bar+Block and a boutique 4-screen Everyman cinema.

Contact

For more information regarding the exceptional office opportunities available at One Milburngate, please contact:



Greg Davison
Savills
M: 07977 587 303
E: greg.davison@savills.com

www.milburngate.co.uk

Development by



RICHARDSON