

HADRIAN'S  
TOWER



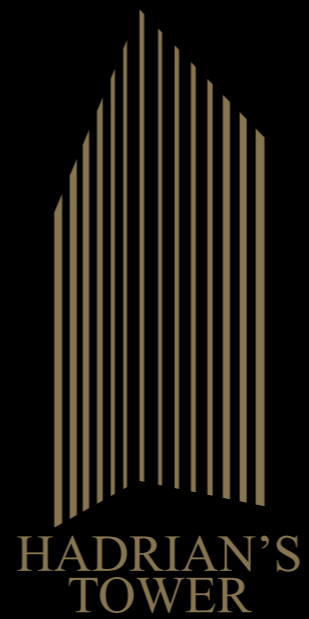


# Contents

Introduction .....	6
A Capital City .....	8
Newcastle City Regeneration.....	12
Newcastle: A Student City .....	14
One Bed Apartments .....	22
Two Bed Apartments .....	24
Specifications .....	26
About High Street Residential .....	28
Contact Information.....	29



THE GEORDIES OF NEWCASTLE ARE  
WORLD RENOWNED FOR THEIR  
WARMTH AND FRIENDLINESS - VOTED  
HAPPIEST PLACE IN THE UK IN 2016  
EUROPEAN COMMISSION 2016



27  
STOREYS  
IN THE

*Heart*

OF NEWCASTLE

# Introduction



Located within a highly accessible location in close proximity to Newcastle Regeneration Zone and a world-class Medical University, Hadrian's Tower is an iconic 27 storey, 89 metre tower and a landmark for a world-class city. Comprising stylish apartments and exceptional facilities Hadrian's Tower will be a beacon on Newcastle's skyline.

Opportunities to invest in such a high profile scheme in the centre of Newcastle rarely arise; Hadrian's Tower represents a market-leading product for luxury living in the city centre.

Newcastle is identified by overseas investors as a source of opportunity, with major strategic developments backed by investors from around the globe.

Newcastle is rich in heritage with an established economy and excellent transport links, including a large airport with daily flights to global destinations. World-class culture, vibrant night-life, award-winning dining, inspiring heritage, fantastic shopping and acclaimed architecture are all found in Newcastle.

# A UNIQUE DEVELOPMENT

- CITY CENTRE LOCATION
- UNIQUE LIFESTYLE OFFERING
- VIEWS AND VANTAGE POINTS
- NEW BUILD PREMIUM
- QUALITY APARTMENTS
- PREMIUM RENTAL LOCATION

Newcastle upon Tyne is the regional capital of the North East of England with approximately 1.6 million people living within 45 minutes of the city.

The city benefits from access to the main train station with intercity connections throughout the country, and excellent road communications with the A1(M) and A194(M) providing direct access to Leeds, Edinburgh and London.



A CAPITAL *city*

5% INTEREST PAID  
ON YOUR DEPOSIT  
DURING BUILD PERIOD







*Perfectly  
placed*



# NEWCASTLE CITY LANDMARKS

Northumbria University

Newcastle City Hall

Grey's Monument

Theatre Royal

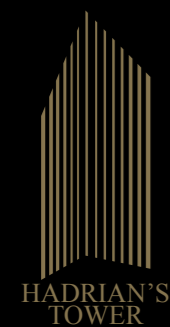
Intu Eldon Square

The Gate

Chinatown

St James' Park

Newcastle University  
Business School



The Baltic

The Sage

Tyne Bridge

Millennium Bridge

02 Academy

Central Station

Metro Radio Arena

# REGENERATION

## St James' Boulevard

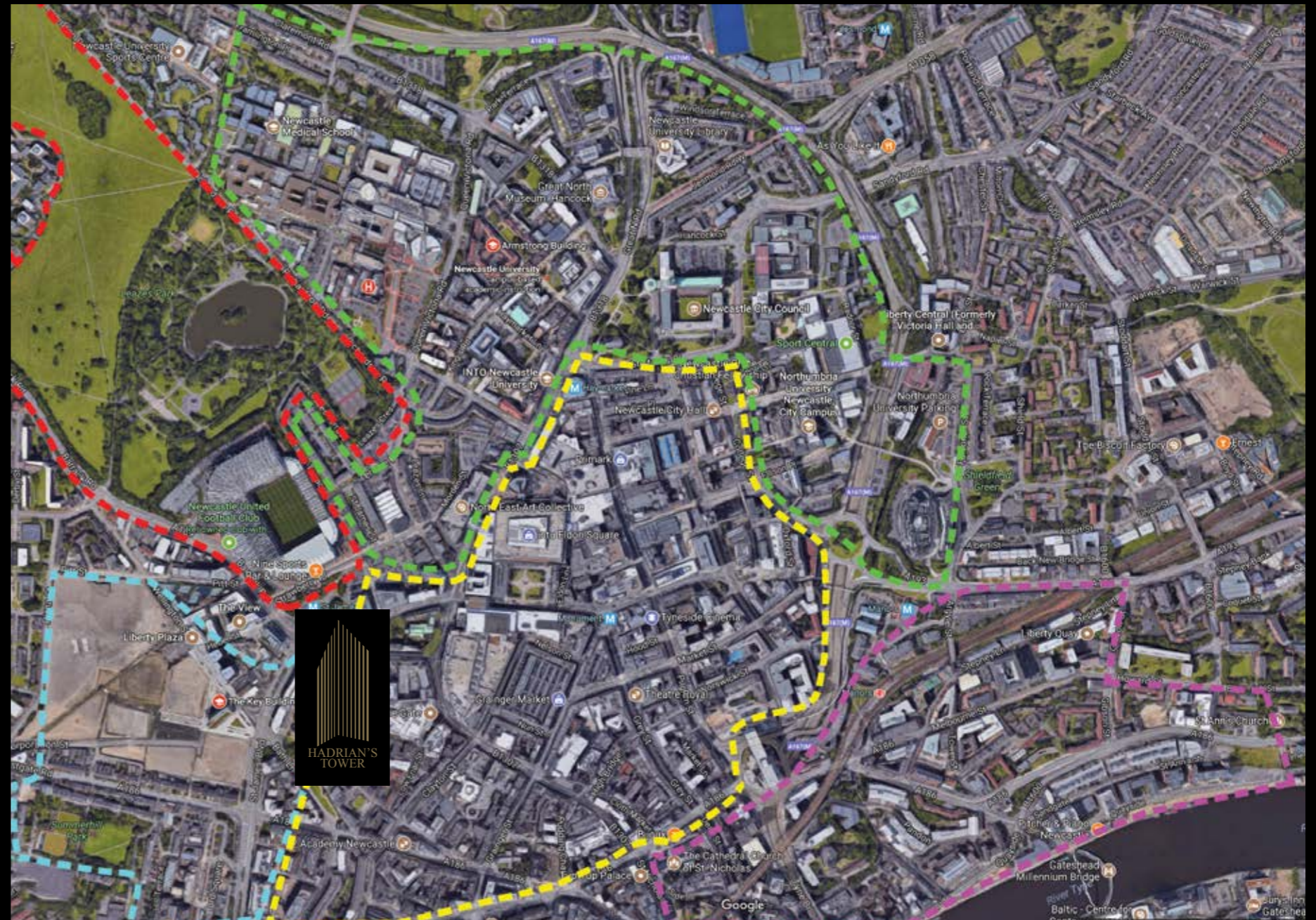
St James' Boulevard was commenced as a regeneration corridor in the late 1990s. The corridor was completed by 2010 and includes the construction and completion of a 12 storey car-park, a hotel (Waterloo Square), residential/commercial accommodation (Citygate) and leisure facility (Dance City).

The new corridor extended the gateway to the City out from its old City Wall line and land-locked the retail zone.

The only site that remains undeveloped along the City side of St James' Boulevard is the Rutherford Street site.

## Newcastle Helix

Adjacent to the Rutherford Street site, The Helix will see hundreds of researchers, businesses and progressive homeowners living and working side-by-side, along with great food, drink and entertainment venues and three beautiful new public spaces. But it's so much more than a collection of cutting-edge buildings. It's a 24-acre testbed and collaborative ecosystem for public and private bodies that's unlike anything else in the UK.



- Green - University Estates, student residences, Hospital and Civic Centre. Locked in by central motorway and Retail City Centre.
- Yellow - Retail City Centre, including Intu Shopping Centre (Eldon Square). Locked-in by Universities, central motorway and St James' / Leazes Park.
- Red - St James' Park , including Leazes Park. Regeneration of St James' Park, completed in the late 1990s, provided a new skyline for the adjacent zones and locks value into the City
- Blue - Newcastle Helix. A mixed use site with Grade A office accommodation, space for SMEs, two National Innovation Centres and much more.
- Purple - Quayside office and leisure areas, developed during the 1980s, 1990s and 2000s. Regeneration is now complete and has spread to the Gateshead side of the river.

# REGENERATION

Newcastle University, Newcastle City Council and Legal & General are working together to develop Newcastle Helix. The project is worth £350m and will convert the 24 acre site to a hub of cutting-edge buildings, grade A office accommodation, research, innovation and homes unlike anything else in the UK.

Hadrian's Tower is located between Newcastle Helix and the City Centre on St James' Boulevard.

There are two buildings completed on site already. The Core is home to knowledge-based, research-led companies working in cloud computing, energy, big data and more. Newcastle University's award winning Urban Sciences Building opened in 2017 and is home

to the School of Computing, the National Centre for Energy Systems Integration and more.

Construction is underway on four more buildings. The Lumen is a landmark building that will bring more than 100,000 sqft of Grade A office accommodation to the city centre. The Biosphere provides laboratory and office space for start-ups and SMEs from the Life Sciences sector. The National Innovation Centre for Data and National Innovation Centre for Ageing will move in to a new £50m building on site, and Newcastle University's Learning & Teaching Centre on the site will provide world class facilities for students and conferencing.



Science Central Regeneration Zone



The Core



The Key (with our site in the background)



Urban Sciences Building



NEWCASTLE:  
A STUDENT

*city*



NEWCASTLE IS HOME TO A DIVERSE AND COSMOPOLITAN INTERNATIONAL COMMUNITY, WITH ALMOST 20,000 OVERSEAS STUDENTS FROM OVER 110 COUNTRIES CHOOSING TO LIVE AND STUDY IN NEWCASTLE AND THE SURROUNDING REGION.

# NEWCASTLE IN 2030

---



THE STUDENT POPULATION  
IS FORECAST TO GROW TO  
AT LEAST **60,000**  
IN THE NEXT 10 YEARS

---

**20,000**  
ADDITIONAL JOBS

---

**£1 BILLION**  
RETAIL SPEND





# A STUDENT CITY

- Newcastle has an internationally-renowned reputation for innovation, engineering and medical sciences.
- Newcastle University has expanded its existing campus in the heart of the city on to the Newcastle Helix site.
- Ranked in the top 100 universities in the world for life sciences and medicine, Newcastle University has been a catalyst for the sector in the city
- Based on Newcastle Helix, The Biosphere, a 76,000 sq. ft. laboratory, office and meeting space, will meet the growing demand for life science and biotechnology R&D space in the city
- Newcastle University's Urban Sciences Building will become a living laboratory and test-bed for large scale products and services that demonstrate practical solutions for global sustainability
- Ranked number one in computing science research impact, Newcastle University has an international reputation for cloud computing and big data, information systems, VR and digital media
- Northumbria University is leading the way in computer forensics and security, gaming and visual effects
- Newcastle has one of the highest post-graduate and student retention rates in the UK

NUMBER OF STUDENTS - REGION UNIVERSITIES 2014/15

Undergraduates	Post-graduates	International Students	TOTAL	
16,870	6,240	29%	23,110	Newcastle University
22,743	4,332	12%	27,075	Northumbria University
12,844	4,751	26%	17,595	University of Durham
10,956	2,739	31%	13,695	University of Sunderland
15,949	1,971	6%	17,930	Teeside University
<b>79,362</b>	<b>20,033</b>	<b>20%</b>	<b>99,405</b>	<b>Total</b>

HESA 2014 / 15







NEWCASTLE IS A MAGNET FOR YOUNG PEOPLE,  
BEING NAMED THE UK'S 'BEST UNIVERSITY CITY' IN  
MSN TRAVEL'S SURVEY FOR THREE YEARS RUNNING



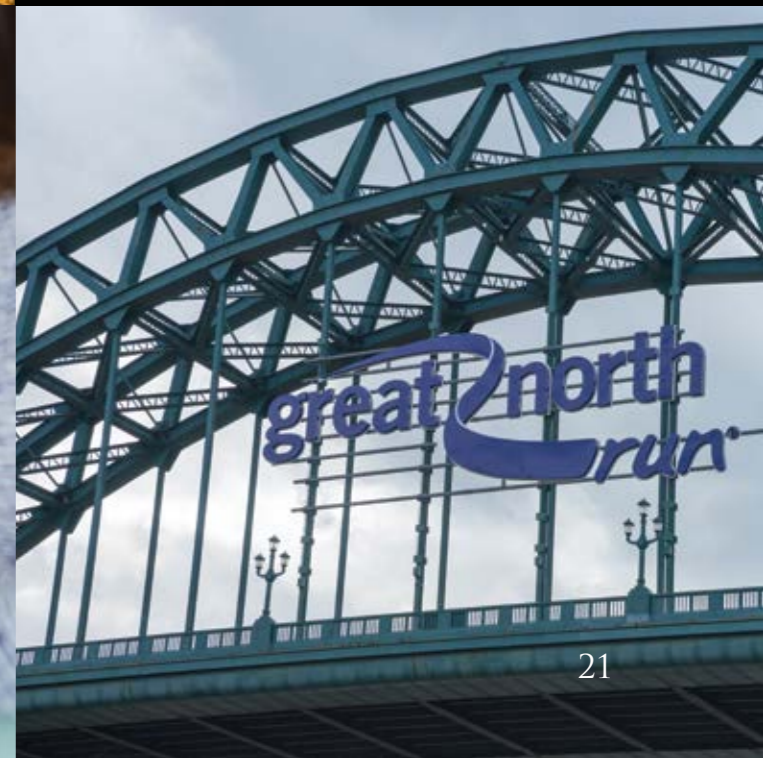
THE LOCAL MARKET PLACE  
CONTAINS A MASS-MARKET  
AT SENIOR STUDENT AND  
POSTGRADUATE LEVELS



# 162 APARTMENTS IN A SINGLE 27 STOREY TOWER BLOCK



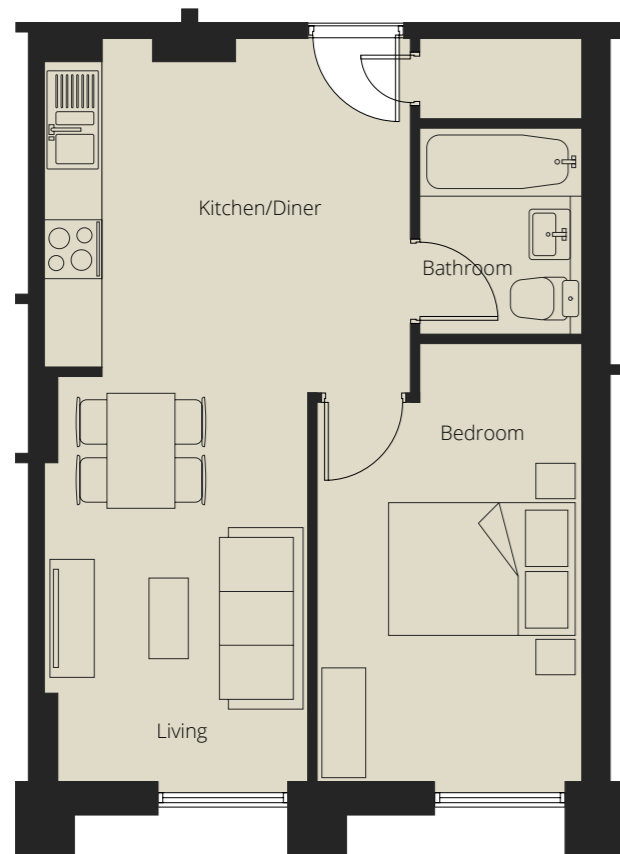




# ONE BED *apartments*



HADRIAN'S  
TOWER



LOWER FLOOR  
1 BEDROOM 2 PERSON UNIT  
49.9 sqm (approx)

Accommodation comprising:

- Kitchen / Diner
- Living Area
- Bedroom
- Bathroom



MIDDLE FLOOR  
1 BEDROOM 2 PERSON UNIT  
53.2 sqm (approx)

Accommodation comprising:

- Kitchen / Diner
- Living Area
- Bedroom
- Bathroom

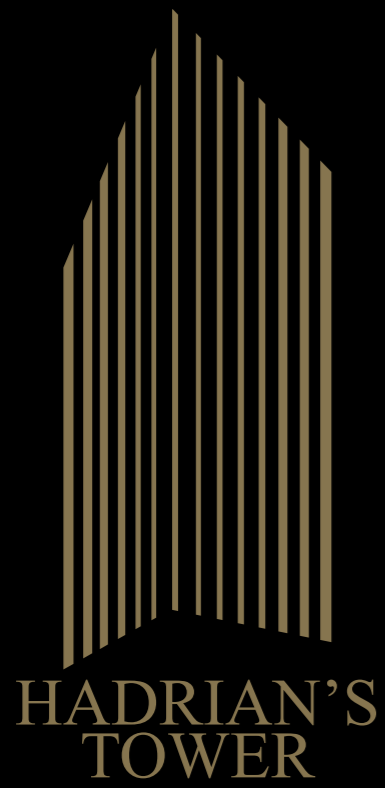


TOWER FLOOR  
1 BEDROOM 2 PERSON UNIT  
53.8 sqm (approx)

Accommodation comprising:

- Kitchen / Diner
- Living Area
- Bedroom
- Bathroom

# TWO BED *apartments*







LOWER FLOOR  
2 BEDROOM 3 PERSON UNIT  
57.5 sqm (approx)

Accommodation comprising:

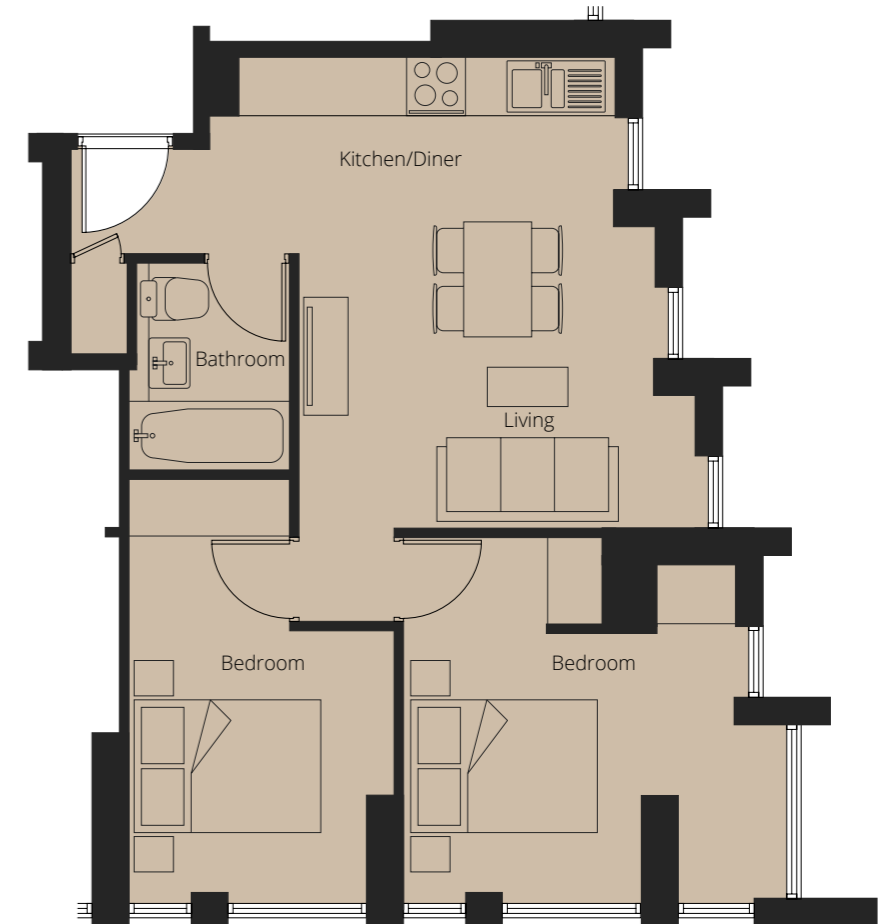
- Kitchen / Diner
- Living Area
- Bedroom x 2
- Bathroom



MIDDLE FLOOR  
2 BEDROOM 3 PERSON UNIT  
71.3 sqm (approx)

Accommodation comprising:

- Kitchen / Diner
- Living Area
- Bedroom x 2
- Bathroom



TOWER FLOOR  
2 BEDROOM 3 PERSON UNIT  
57.7 sqm (approx)

Accommodation comprising:

- Kitchen / Diner
- Living Area
- Bedroom x 2
- Bathroom

# HADRIAN'S TOWER SPECIFICATIONS

## LIFESTYLE OFFERING

- Residents mobile phone app
- Smart technology
- Virgin Media WiFi
- 24 hour on-site CCTV
- Communal amenity space for use by residents
- Exclusive Sky Lounge, situated on the 27th floor
- On-site concierge and resident support



## QUALITY OF APARTMENTS

- All units meet with the new 2018 Design Space Standards
- All apartments serviced by 3 fully maintained lifts
- All units have whole-house ventilation and sprinkler system protection
- Majority of apartments have twin-aspect views
- All 2 bed apartments have two double bedrooms, permitting effective subletting
- High quality kitchens, bathrooms and bedrooms

# Exceptional apartments

OFFERING A UNIQUE  
INVESTMENT OPPORTUNITY



# ABOUT US

High Street Residential is a property development company focused on Build to Rent schemes in the Private Rental Sector in the UK.

We are a team of experienced and motivated professionals with years of construction knowledge in large scale complex developments.

We deliver high quality developments through a combination of innovative design, in depth analysis of locations and rigorous research of our target market to ensure maximum sustainability of each of our projects.

We are committed to delivering homes and creating communities with added value where people want to live and work.

In a relatively short period of time, High Street Residential has assembled a portfolio of landmark projects and quality investment assets in strategic areas in the UK which will enjoy substantial growth in the forthcoming years.

High Street Residential is part of The High Street Group of Companies, based in Newcastle upon Tyne. The company specialises in three fundamental development sectors: Private Rental Sector schemes, traditional residential development and hospitality in the form of hotels, bars and restaurants with a fourth opportunity, Rooftop Extensions already in planning in 2018.

**WE ARE A UK BASED DEVELOPMENT COMPANY WITH GLOBAL REACH**

  
**HighStreetResidential**

T: 0191 814 9434

E: [info@highstreetresidential.co.uk](mailto:info@highstreetresidential.co.uk)

[www.thehighstreetgroup.com](http://www.thehighstreetgroup.com)





# CONTACT INFORMATION

---



HighStreetResidential

T: 0191 814 9434

E: [info@highstreetresidential.co.uk](mailto:info@highstreetresidential.co.uk)

[www.thehighstreetgroup.com](http://www.thehighstreetgroup.com)

---

VISIT US ONLINE:

[www.hadrianstower.com](http://www.hadrianstower.com)

DIRECTIONS:

**By Road**

The nearest major road is the A167(M)/A1.

Follow signs to St. James' Park and the building is on St. James' Boulevard.

**Public Transport**

The nearest train station is Newcastle Central Station.

The nearest Metro station is St. James' Park.

Newcastle coach station is 7 minutes' walk.

Each property mentioned in this brochure (including text, photographs, artists impressions and computer generated images) on all pages is indicative and intended as a guide only. It should not be assumed that any contents/furnishings/furniture etc. photographed or illustrated in this brochure are included in any sale. Any areas, measurements or distances, external and internal, referred to are approximate and are given as a guide only and may be subject to variations. Descriptions of the properties and landscaping are subjective and are used in good faith as an opinion and not a statement of fact. Depending upon the stage of construction, purchasers should satisfy themselves by inspection should they have any concerns. We reserve the right at any time to change the layout, specifications, elevations and landscaping on each property and development. The information in this brochure does not constitute a contract or warranty.

In accordance with the Property Mis-descriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. All photographs and floor plans are given as a guide only and should not be relied upon for the purchase of any furnishings.







HADRIAN'S  
TOWER

27 RUTHERFORD STREET, NEWCASTLE UPON TYNE