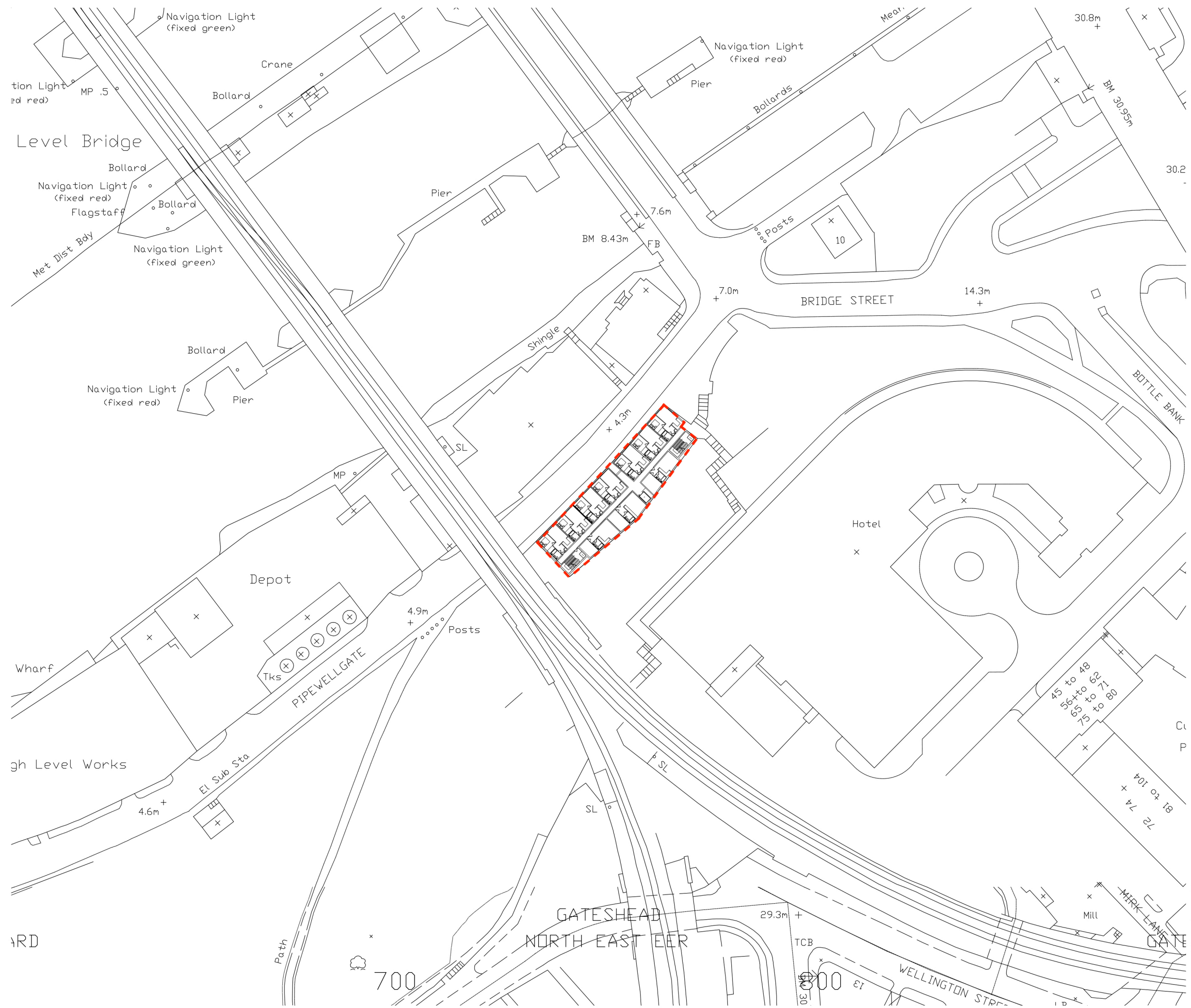


**Former Buffalo Joe's Bar
Pipewellgate
Gateshead.**



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NE1 5PU

Site Location



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Typical Floor Plans and Schedule

Office. - 6 storeys.

Gnd - 500sq.m GIA

- 1 - 500sq.m GIA
- 2 - 500sq.m GIA
- 3 - 500sq.m GIA
- 4 - 500sq.m GIA
- 5 - 500sq.m GIA

Total -300 sq.m GIA

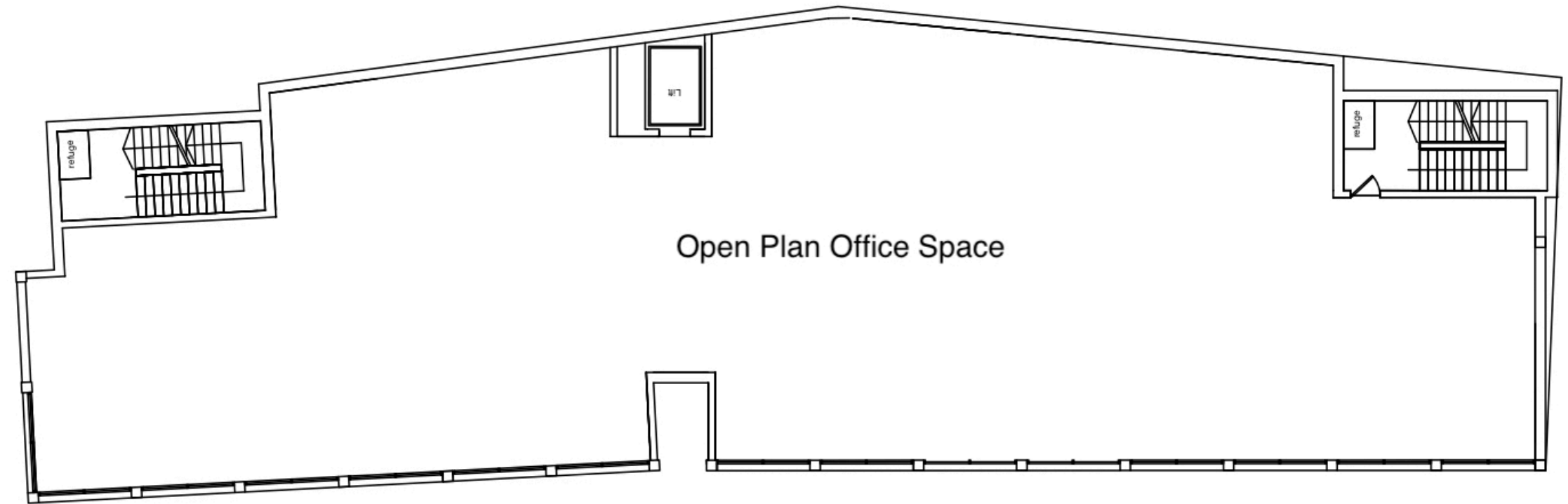
-240 sq.m NIA assuming
20% Circulation etc

Residential. - 6 storeys.

Gnd - 6 x 1 Bed Apartment

- 1 - 10 x 1 Bed Apartment
- 2 - 10 x 1 Bed Apartment
- 3 - 10 x 1 Bed Apartment
- 4 - 10 x 1 Bed Apartment
- 5 - 10 x 1 Bed Apartment

Total - 56 x 1 Bed Apartments



Typical Floor Plan - Office

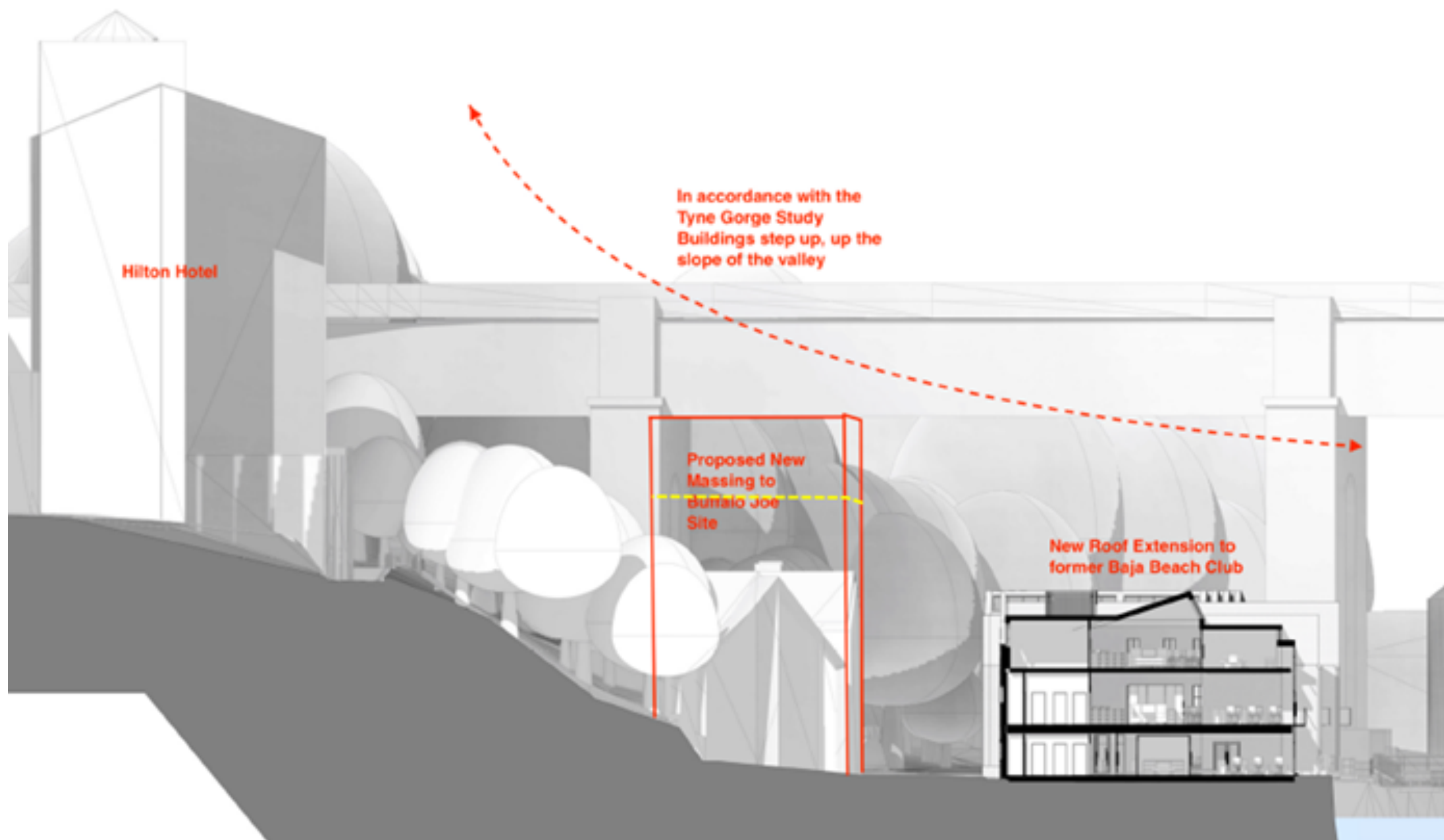


Typical Floor Plan - Residential



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The red Line shows the height to the underside of the bridge.
The yellow line shows the height of proposed new massing.



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The red Line shows the height to the underside of the bridge.
The yellow line shows the height of proposed new massing.



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