



PARTNERSHIP HOUSE

Gosforth NE3 4PL



Partnership House

Suites available:

9,462 sq ft and 14,730 sq ft

Made for business.



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THE FINER DETAILS

DISCUSSIONS ARE CURRENTLY ONGOING WITH THE LANDLORD GIVING DUE CONSIDERATION TO A REFURBISHMENT PROGRAMME WHICH WILL INCLUDE BOTH THE OFFICE SUITES AND COMMON PARTS



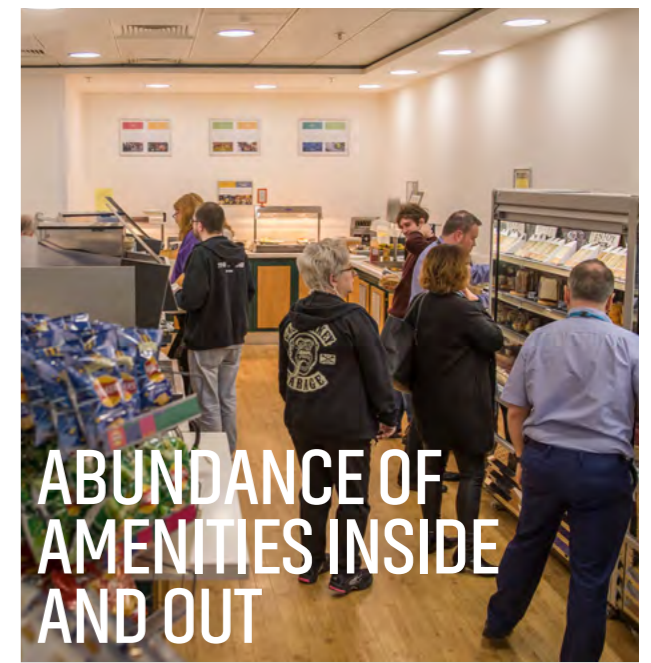
120,023 SQ FT GRADE A OFFICE BUILDING



SUITES OF 9,462 SQ FT & 14,730 SQ FT AVAILABLE



CONTEMPORARY OFFICE DESIGN



ABUNDANCE OF AMENITIES INSIDE AND OUT



BREEAM RATING 'EXCELLENT'



SPECTACULAR RECEPTION



14,730 SQ FT FLOOR PLATES



EPC RATING: D-96



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REGIONAL POWERHOUSE

NEWCASTLE IS ONE OF THE FASTEST GROWING CITIES IN THE UK

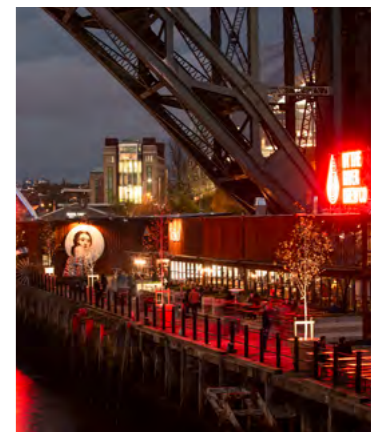
- **100,000 New jobs** projected in the regional economy by 2024

- Newcastle is the **chosen UK location** for a uniquely diverse and secure high capacity fibre routing **to mainland Europe and the USA**

- **85 Destinations** from Newcastle International Airport with **5 million passengers** travelling through every year

- There is currently **1.5Bn of investment** planned for Newcastle

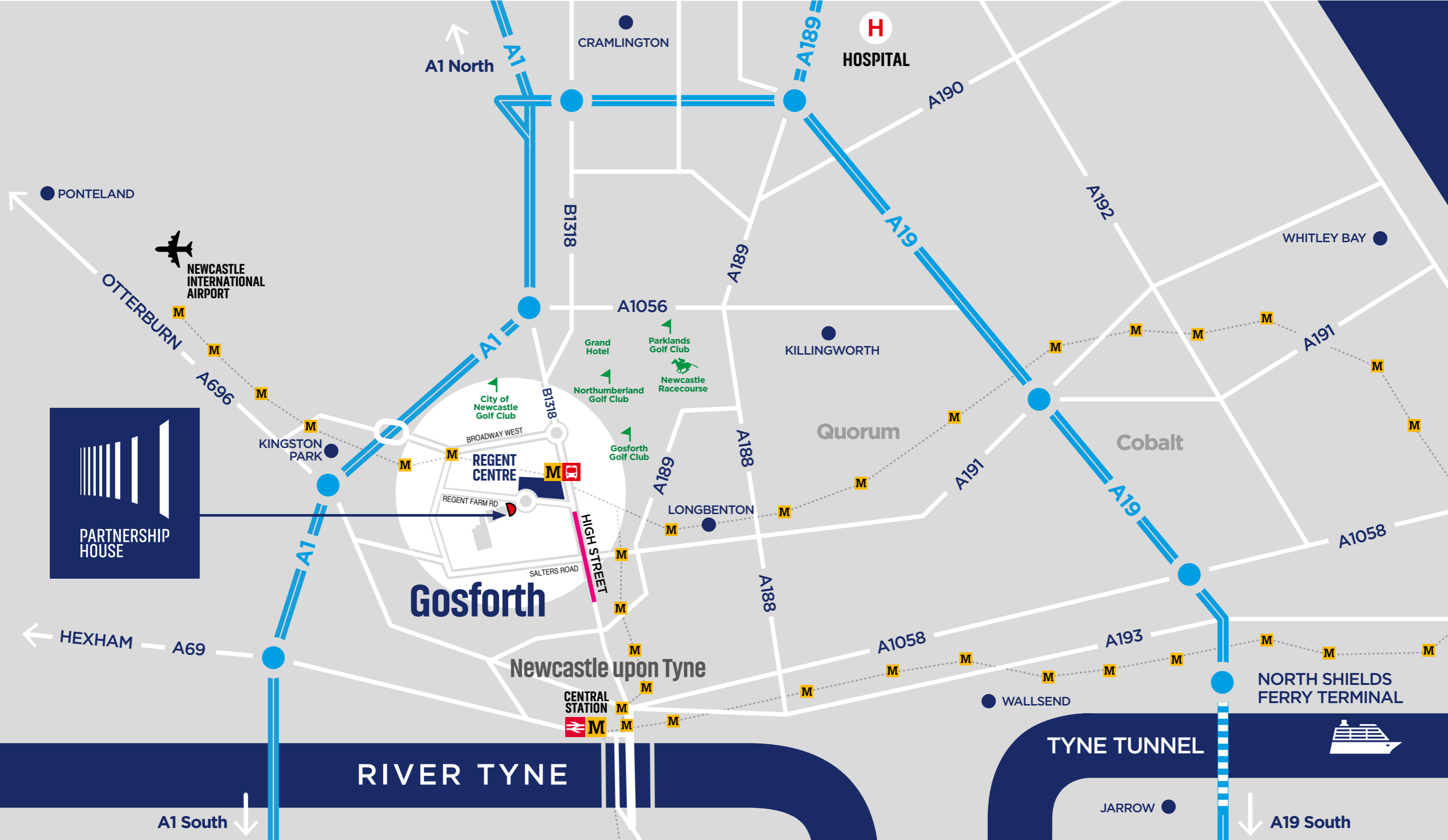
- Over **140,000 new homes** in Newcastle by 2030



SUB-URBAN ROUTES



PARTNERSHIP HOUSE
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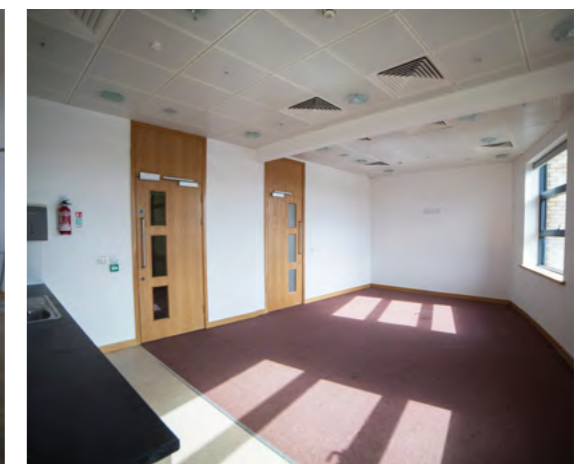
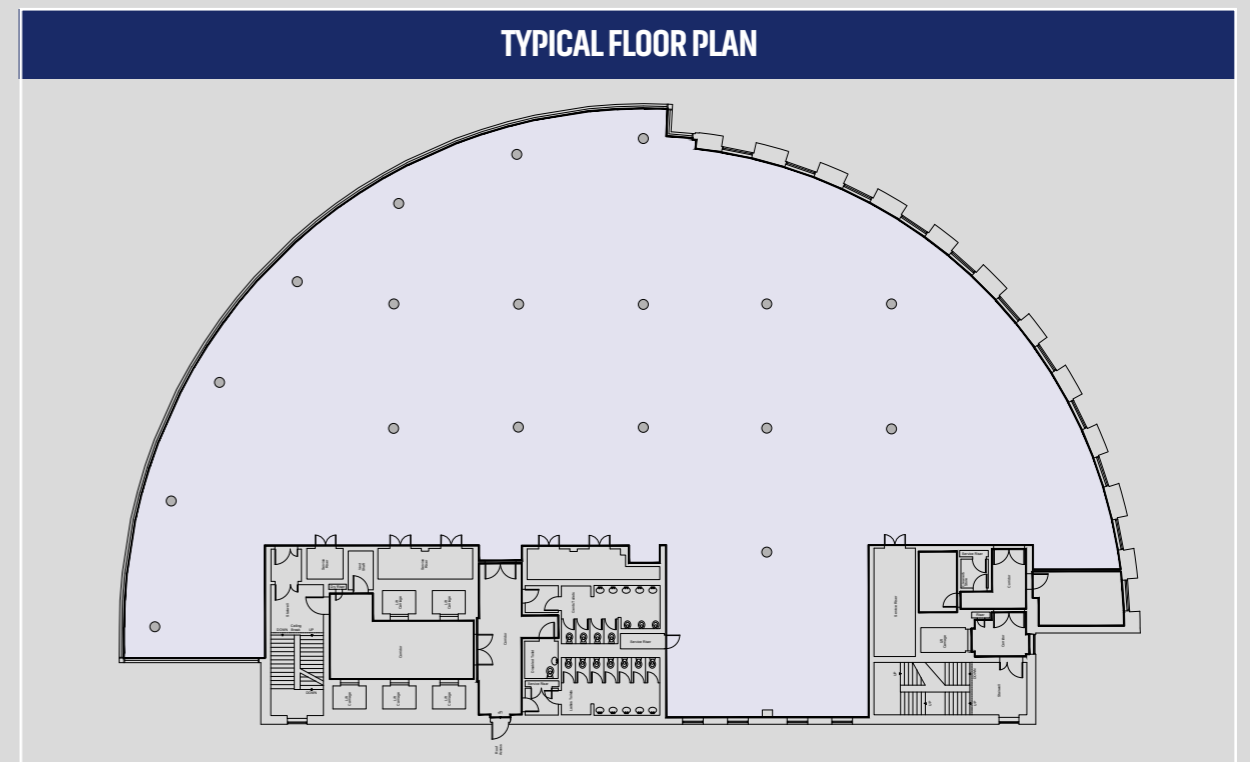
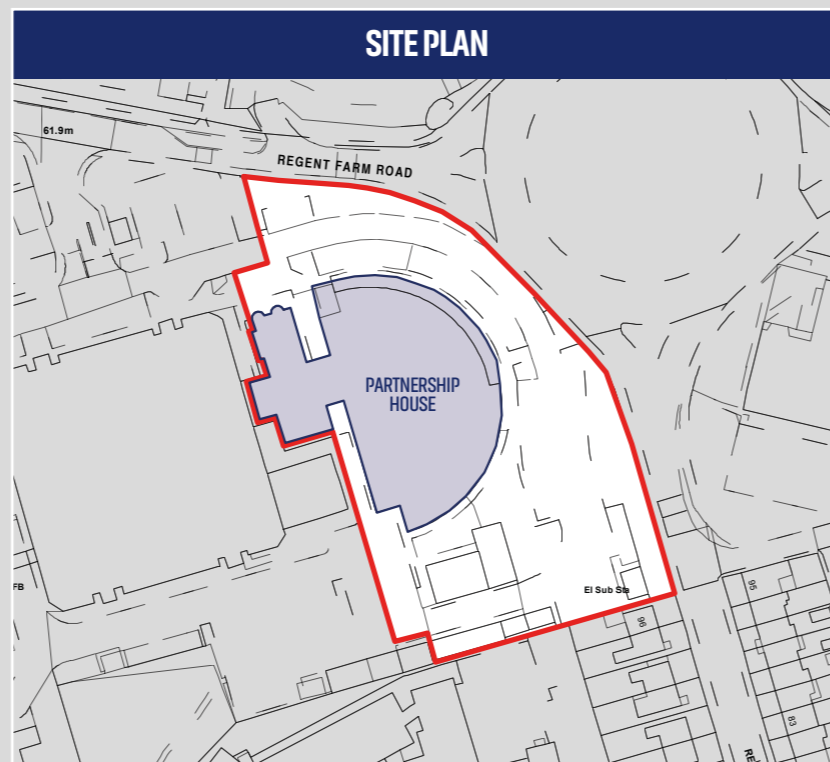


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FLOOR BY FLOOR

FLOOR	OCCUPIER
LEVEL 9	AIRBUS DEFENCE & SPACE
LEVEL 8	Plant Room
LEVEL 7	wood.
LEVEL 6	wood.
LEVEL 5	UBISOFT REFLECTIONS
LEVEL 4	CUNDALL
LEVEL 3	UBISOFT REFLECTIONS
LEVEL 2	1,369 sq m (14,730 sq ft)
LEVEL 1	879 sq m (9,462 sq ft)
LEVEL 0	CLIFFORD CHANCE



SPECIFICATION



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OVERVIEW

- Floorplates due to undergo CAT A refurbishment
- On site Café
- Discussions are ongoing relating to the potential introduction of a Business lounge and Internet Hub to the 1st floor

PARKING SPACES AND ACCESS

- On site car parking providing a ratio of 1:500 sq ft
- Secure barrier controlled vehicle entry points operated via licence plate
- Secure cycle provision

MECHANICAL AND ELECTRICAL SERVICES

- Centrally fed energy efficient air conditioning system
- Low energy, intelligent presence detector based office lighting system
- Dual feeds from BT Openreach and Virgin Media into the building
- Central Building Management System (BMS)
- Backup generator
- IT Connectivity solutions delivered by independent provider (ITPS)

CYCLING FACILITIES

- Bike storage, washing and air facilities

FACILITIES

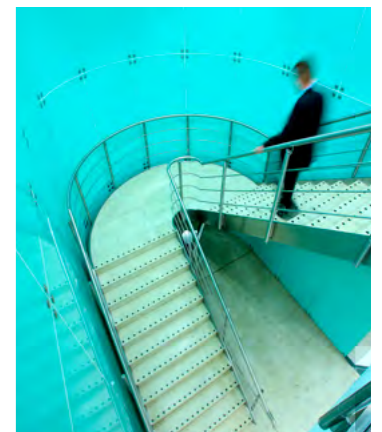
- Male and female WCs on each floor
- Three showers and one wet room on site

LIFTS

- 5 X 17 person 1,275kg passenger lifts

FLOORS AND CEILINGS

- Fully accessible raised floor with 320mm void
- 3m clear floor to ceiling height





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GOSFORTH

AMENITIES ON YOUR DOORSTEP

HIGHLIGHTS INCLUDE:

- Gosforth shopping centre; a bustling retail and leisure mall only minutes away
- Various bars and restaurants located on Gosforth High Street
- Fitness and leisure facilities throughout Gosforth with 'Smart Fitness' located nearby
- South Northumberland Cricket Club
- Newcastle Marriot Hotel
- Newcastle Racecourse
- New luxury residential developments including Eagle Star House

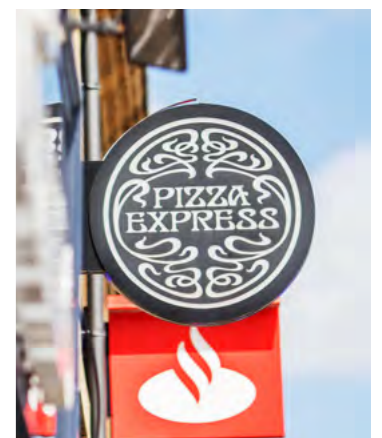


Image courtesy of Newcastle Racecourse



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LOCALITY

PARTNERSHIP HOUSE LIES AT THE HEART OF GOSFORTH JUST 3 MILES NORTH OF NEWCASTLE CITY CENTRE

THE BUILDING IS WELL CONNECTED BY THE FOLLOWING MEANS:

CAR

Partnership House is located north of Newcastle city centre with convenient access to both the A1(M) and A19.

BUS

Regent Centre Interchange has regular local and regional bus services through to Newcastle City Centre and its surrounding metropolitan areas.

RAIL

Newcastle Central Station offers access to the East Coast Main Line and the wider national rail network.

METRO

Located adjacent to Partnership House, the Regent Centre interchange offers access to 60 metro stations across the North East including the Airport and Central Station.

AIR

Newcastle International Airport is located just over 5 miles to the north.





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FINANCIALS

TERMS

The 1st and 2nd floor are available as a whole or in part by way of a new Effective Full Repairing and Insuring lease.

RENT

£15.00 per sq ft.

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

RATES

Available upon application.

SERVICE CHARGE

Available upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.





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CONTACT

IMPORTANT NOTICE

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