

Malmö

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Following the success of Riga this latest office development on Baltic Quarter is urban in character and well connected to Gateshead town centre, the quays, the River Tyne and Newcastle city centre.



A STRIKING SEVEN STOREY OFFICE BUILDING FROM 669 SQ M (7,200 SQ FT) TO 6,064 SQ M (65,700 SQ FT)



The building's envelope has a strong vertical aspect, changing rhythm only at key points to emphasise entrances, changes in level or direction.

Light is life giving, and the floor to ceiling windows allow natural daylight to flood in creating a healthy working environment.

A vertical LED light installation cascades down the full height atrium, greeting visitors to reception, enforcing the sense of arrival.



Exposed ceilings and services are a key aspect of Malmö's urban characteristics.

Northern Design Centre



Cafe and Deli servicing Malmo and Baltic Quarter

Baltic Quarter is at the heart of a vibrant waterside regeneration programme, creating an urban destination for business, living, education and tourism.

Located next to the iconic Newcastle Gateshead Quayside, the quarter is already the place of choice for innovation clusters, high growth businesses and cutting-edge institutions including Northern Design Centre, PROTO: The Emerging Technology Centre, Northumbria University's Innovate Campus and Gateshead College's £35million Baltic Campus.

And there's room for more. 14-hectares in fact, perfect for mixed-use office, residential, leisure and retail to support the thriving business community based there.

Baltic Quarter has United Kingdom Science Park Association (UKSPA) status, which combines business and academia. While the District Energy Centre provides occupants with low-cost heat and power.

HRH Prince William visiting PROTO



PROTO: The Emerging Technology Centre

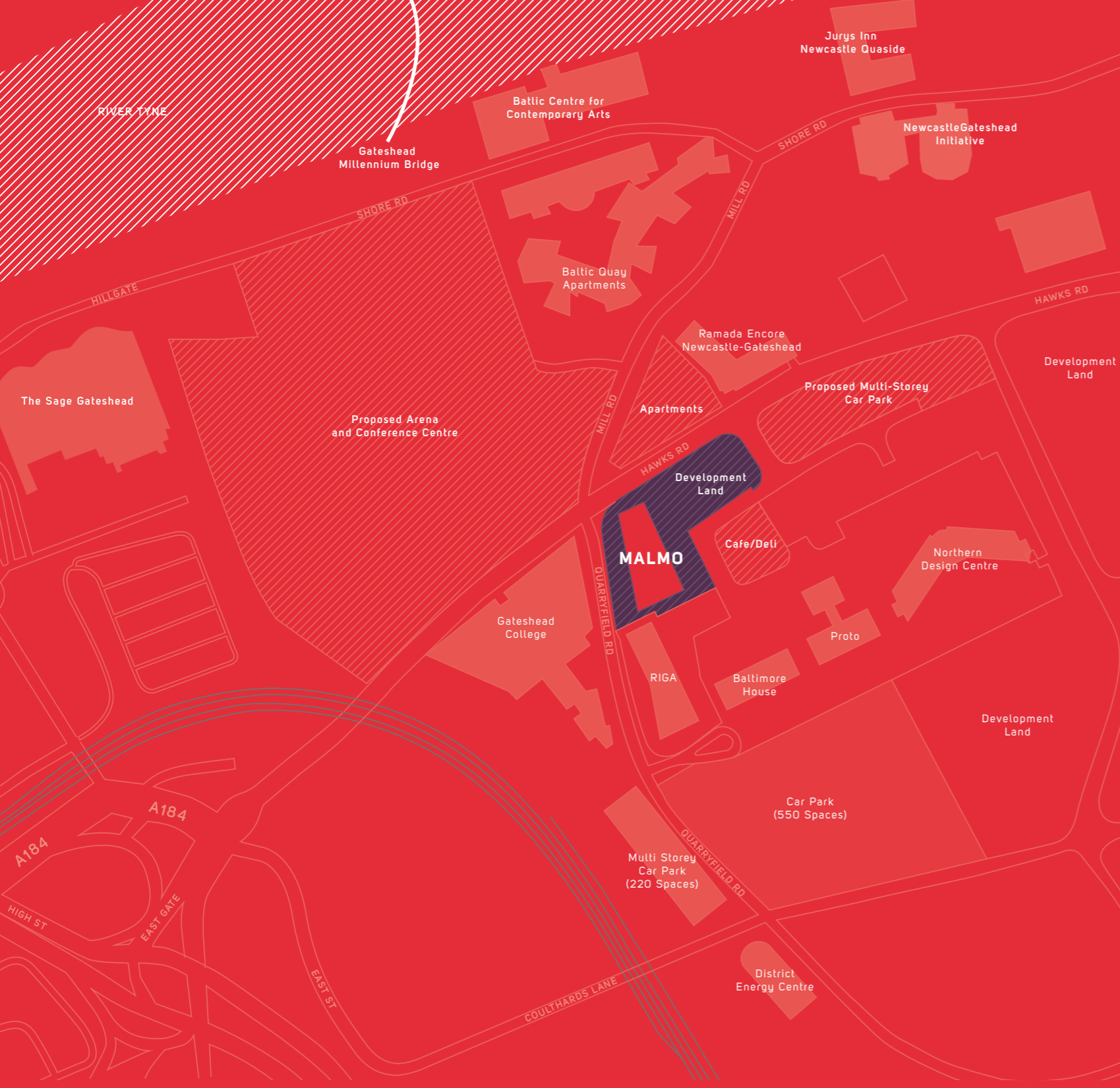
A NEW AND EXCITING DESTINATION IS EMERGING AROUND THE ICONIC GATESHEAD QUAYS



Planned Apartments



£250m state of the art arena, conference and exhibition centre coming soon



Gateshead Quayside during The Great Exhibition of the North



District Energy Centre

MALMO IS AT THE HEART OF EVERYTHING

Malmo, set for completion Quarter 1, 2021, sits next to four existing office buildings and is adjacent to Gateshead College on Quarryfield Road, with a clear line of sight toward the Gateshead Millennium Bridge, connecting to the waterfront and beyond.

GATESHEAD.

A PLACE THAT FOSTERS INNOVATION
AND DRIVES GROWTH

67,000

BUSINESSES BASED IN
THE NORTH EAST

EUROPE'S FIRST
CENTRE OF EXCELLENCE
AR+VR

METRO

THE UK'S LARGEST RAPID
TRANSPORT PASSENGER SYSTEM,
OUTSIDE OF LONDON

5

WORLD CLASS
UNIVERSITIES

PROVIDING ACCESS TO OVER
100,000

UNIVERSITY STUDENTS

ACCESS TO A WORKING AGE
POPULATION OF

1.6M

WITHIN A 60 MINUTE
DRIVE TIME

ULTRA-FAST BROADBAND
SPEEDS OF UP TO

10Gbps



Malmo

Positioned at the heart of North East England, Gateshead provides unrivalled access to all local, national and international markets.

With a track record of attracting investors from across the globe, thanks to our market size, growth potential and competitive cost location, Gateshead is already home to a range of global brands including: AkzoNobel, Worldpay, Adlink Technology Inc, Komatsu and many more.

Supporting the thriving business community is the exceptional talent which is emerging from the region's five leading universities, twenty colleges and the specialist University Technical

College; generating work equipped, savvy and ambitious young people.

It really is a place that people readily migrate to, with an unmatched quality of life drawing in people from across the UK, Europe and beyond to enjoy a lower cost of living, low commute times and the very best of coast, countryside and city living - reinforced by The Guardian's 'best places to live rankings' placing NewcastleGateshead at number one in the UK.



LIVING IN THE NORTH EAST

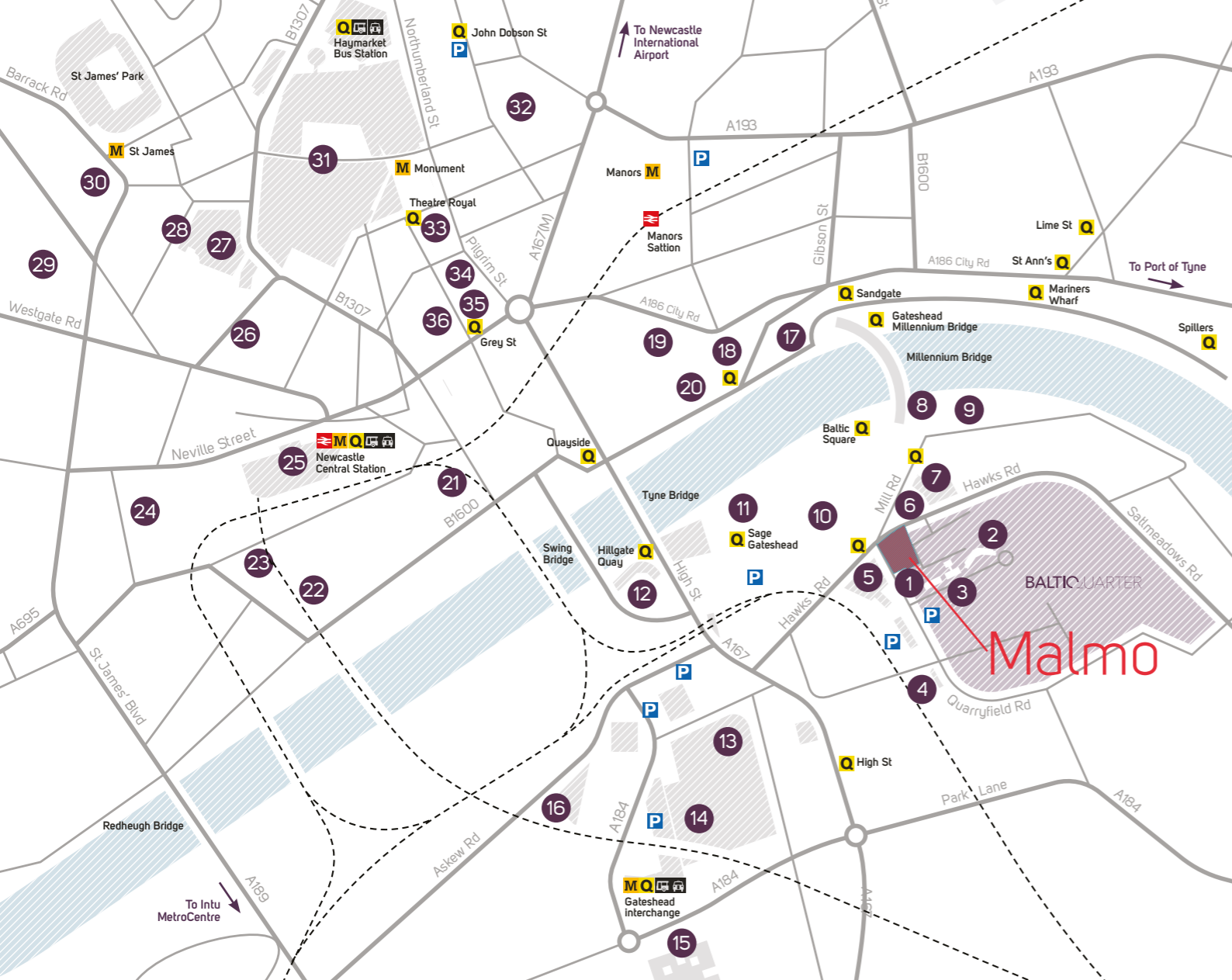
Renowned for its iconic bridges, stunning landscapes and beautiful coastline; over the last decade NewcastleGateshead has been transformed into a stunning cityscape. There are world-class music venues, a rich theatre scene, museums and galleries, delivering a diverse programme of festivals and events, appealing to a wide range of audiences.

With three major football clubs, cricket and rugby teams, the region is a hotbed for spectator sporting events. For those who prefer to join in, you can choose from championship golf courses or join in the UK's biggest half marathon, The Great North Run.



The North East has a vibrant shopping scene, with one of Europe's largest shopping centres - Intu Metrocentre, Newcastle's thriving city centre, market towns, plus a range of boutique and designer shops. With a wealth of dining options from fine dining and family gastro pubs to traditional inns and bohemian cafes, the region caters to all tastes.





- | | | |
|---|--|---|
| GATESHEAD | | |
| 1 Riga | 13 Trinity Square - Tesco
- Nando's
- Vue Cinema | 24 International Centre for Life |
| 2 Northern Design Centre | 14 Gateshead Bus & Metro Interchange | 25 Newcastle Central Station |
| 3 PROTO: The Emerging Technology Centre | 15 Gateshead Civic Centre | 26 Marco Pierre White Steakhouse |
| 4 District Energy Centre | 16 Gateshead International Business Centre | 27 The Gate |
| 5 Gateshead College | | 28 China Town |
| 6 Apartments | | 29 Newcastle Helix |
| 7 Ramada Encore | | 30 Newcastle University Business School |
| 8 Baltic Centre for Contemporary Arts | NEWCASTLE | 31 Intu - Eldon Sqaure |
| 9 Jurys Inn | 17 Pitcher & Piano | 32 Laing Art Gallery |
| 10 Proposed Arena and Conference Centre | 18 Travelodge | 33 Theatre Royal |
| 11 The Sage Gateshead | 19 Cafe 21 | 34 Zizzi |
| 12 Hilton Newcastle Gateshead | 20 Law Courts | 35 Pizza Punks |
| | 21 House of Tides | 36 Browns |
| | 22 North East Futures UTC | |
| | 23 Crowne Plaza | |

A QUAY LOCATION



Millennium Bridge	5mins
Gateshead Town Centre	8mins
Quayside	10mins
Newcastle Central Station	24mins
Grey Street	23mins
Northumberland Street	28mins
Eldon Square	27mins



Newcastle Airport	17mins
Durham	30mins
Sunderland	32mins
York	1hr 44mins
Leeds	1hr 51mins
Manchester	2hr 43mins
Edinburgh	2hr 25mins



York	1hr
Leeds	1hr 23mins
Edinburgh	1h 25mins
Manchester	2hr 13mins
Glasgow	2h 34mins
London	2hr 35mins
Birmingham	2hr 52mins



London Heathrow	1hr 10mins
Amsterdam	1hr 20mins
Brussels	1hr 25mins
Paris	1hr 40mins
New York	7hr 45mins
Dubai	8hrs

There are regular direct flights from Newcastle International Airport to destinations across the UK, Europe, Middle East and North America. In addition, over 450 international destinations can be accessed from Paris, Frankfurt, Amsterdam and Dubai.



Riga and Baltimore House

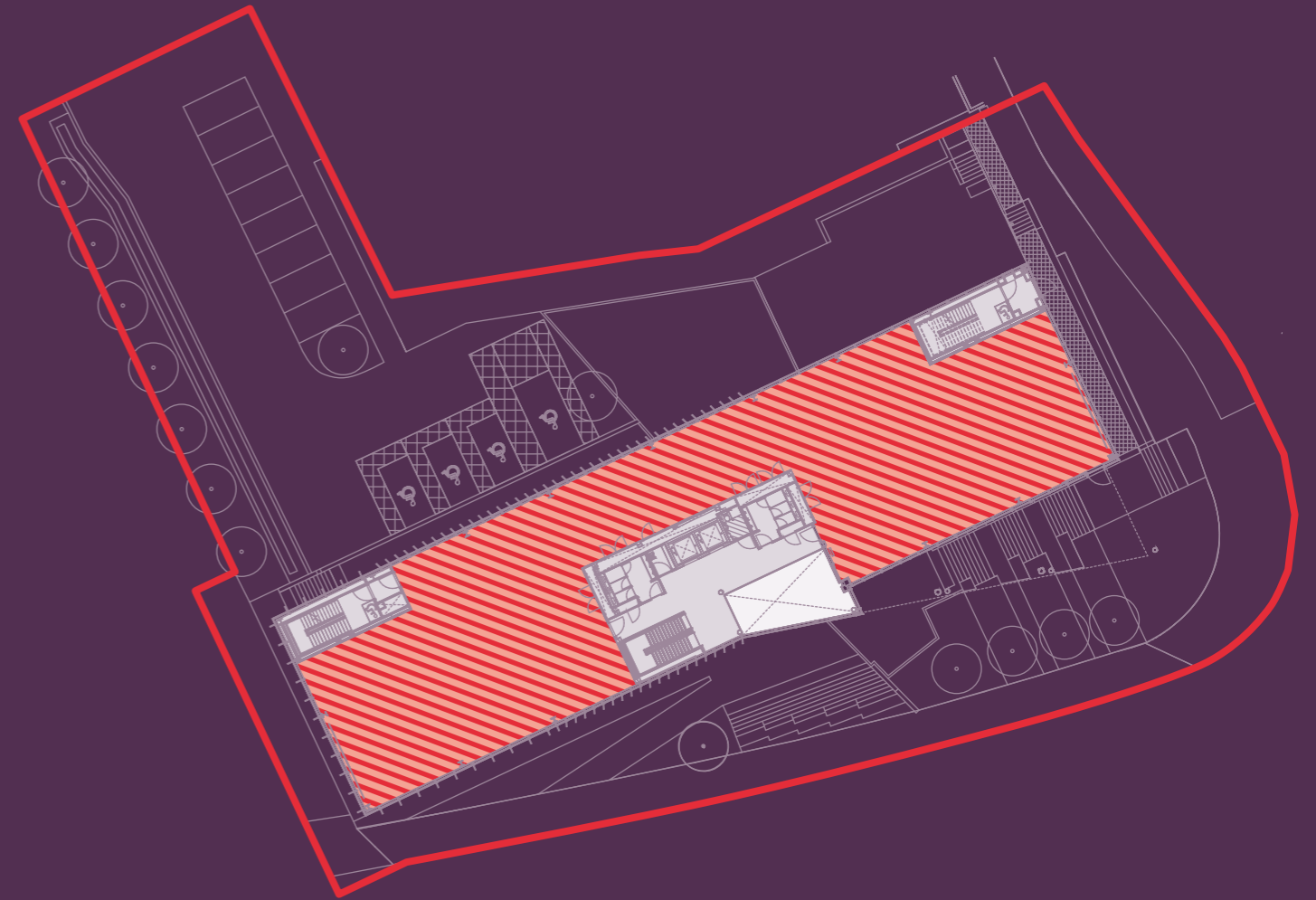
ACCOMMODATION SCHEDULE (NIA)

	sq m	sq ft
Six Floor	790	(8,500)
Fifth Floor	929	(10,000)
Fourth Floor	929	(10,000)
Third Floor	929	(10,000)
Second Floor	929	(10,000)
First Floor	929	(10,000)
Ground Floor	629	(7,200)
Total	6,064	(65,700)

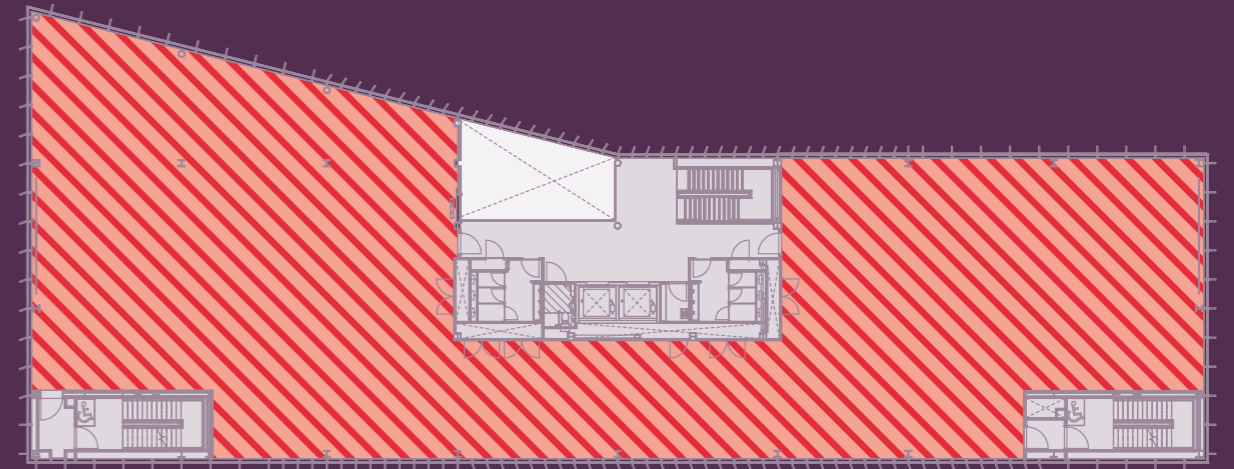
Car parking provided on site from 1:333 sq ft.

SPECIFICATION

- 4 pipe fan coil air conditioning
- Large feature reception
- Full height atrium
- Floor to ceiling height 3.8m
- Floor Loading 4.0kN/m²
- LED lighting providing 350 lux at desk level
- Exposed services
- Shower Facilities
- Secure cycle storage
- 2x 13 Passenger Scenic Lifts
- Proposed BREEAM Excellent
- Anticipated EPC rating: A

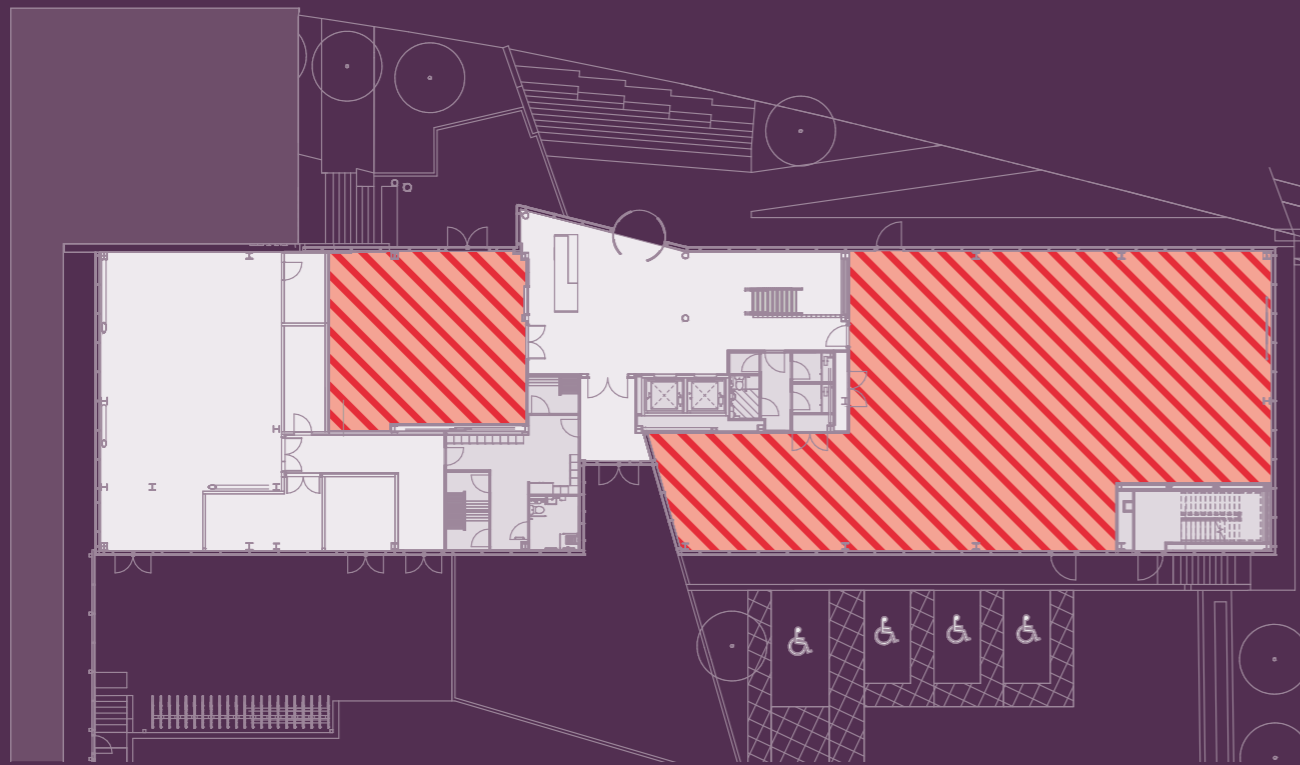


SIX FLEXIBLE FLOOR PLATES
DESIGNED TO ACCOMMODATE
THE NEEDS OF DYNAMIC,
MODERN BUSINESSES



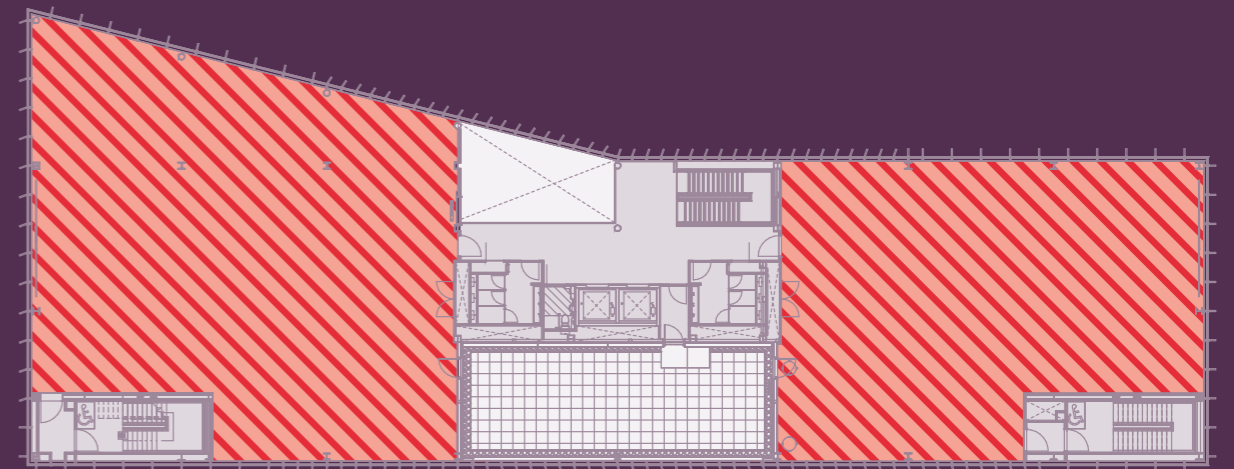
TYPICAL FLOOR 1 - 5

929 sq m
10,000 sq ft



GROUND FLOOR

629 sq m
7,200 sq ft



SIXTH FLOOR

790 sq m
8,500 sq ft



THE PROFESSIONAL TEAM:

Structural Engineering



Construction Contractor



Mechanical & Electrical



Architect

Ryder

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