

BALTIC PLACE



GATESHEAD QUAYSIDE, NE8 3AE

TO LET by way of assignment or new sublease



LOCATION



Baltic Place is a **Prime Grade A office building** located in the **heart of Gateshead Quays**, offering **commanding views** over the River Tyne and Newcastle Quayside.

The building is located adjacent to the Baltic Centre for Contemporary Art and forms part of the wider Baltic Quarter regeneration development.

Other notable buildings within the quarter include: Northern Design Centre, Baltimore House and PROTO.

Gateshead Quays forms part of the wider Newcastle City Centre office market, itself the commercial and administrative capital of the North East with a population of approximately 280,000 people (*Census 2011*).

The city forms part of the wider Tyne & Wear conurbation with a total population in the region of 1.1 million people, making it the 7th largest in the UK a prominent office destination for occupiers.



Baltic Centre for Contemporary Art



Northern Design Centre



PROTO - Digital production facility

GATESHEAD QUAYS

The building forms an integral part of Gateshead Quays and is part of the growing Baltic Business Quarter, a landmark development strategized by Gateshead Council which aims to create an innovation district providing mixed use office, residential, leisure and retail uses in order to provide a prime location for business and leisure.

Gateshead Quays



Gateshead Quays



Images courtesy of Newcastle City Council / Gateshead Council

QuayLink Bus Service



Newcastle Central Station

Significant investment has been made into the site, with a state-of-the-art optical network installed across the area enabling super fast broadband and plans for the new Sage ICC development expected to bring over 1,000,000 annual visitors to the site, adding a £70m boost to the local economy annually as part of the £350m regeneration project.

Local connectivity is excellent, with Newcastle Central Station located just 1 mile away and the A167(M) immediately accessible to the west of the building.

The Quaylink Bus Service also runs every 10 minutes via Baltic Square just a short walk to the west.



DOUBLE HEIGHT RECEPTION



SPECIFICATION

Baltic Place comprises **two nine storey detached office buildings**, connected at reception level.



At ground floor level there is a large spacious double height reception area incorporating informal meeting space and a dedicated café area.

The building has a floor to ceiling height of 2.7 m throughout and features 6 x 13 person passenger lifts serving all floors, with 3 lifts serving each tower.

The building has a BREEM rating of 'Excellent' and has use of 278 car parking spaces both at basement level and within the surface car park accessed off Hawks Road to the rear of the building. This will soon be supplemented by a new MSCP opposite, with capacity for 1,000 cars.

Internally, the subject office space is fully fitted out for contact centre use and features metal tiled suspended ceilings, raised floor access and benefits from four pipe coil air conditioning throughout. Each floor features kitchen and W/C facilities.



Fully fitted out



LG2 compliant recessed lighting with PIA control



Shower facilities

BREEM[®] Excellent

BREEM Excellent rating



4 pipe fan coil air conditioning



Manned reception



Floor to floor ceiling height of 2.7m



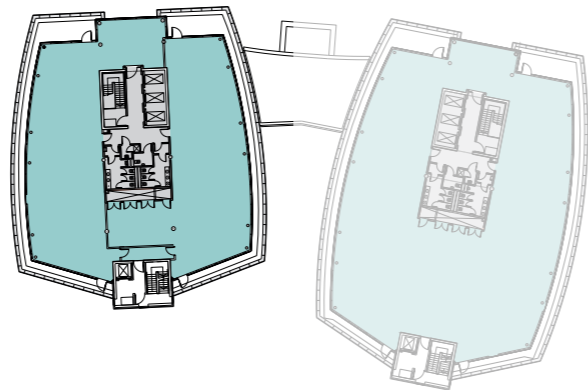
150mm full access raised flooring



24 hour access



ACCOMMODATION



Three floors in the East Tower are available to let either on new terms or by way of lease assignment. Full lease details are available on request.

Full schedule of accommodation as below:

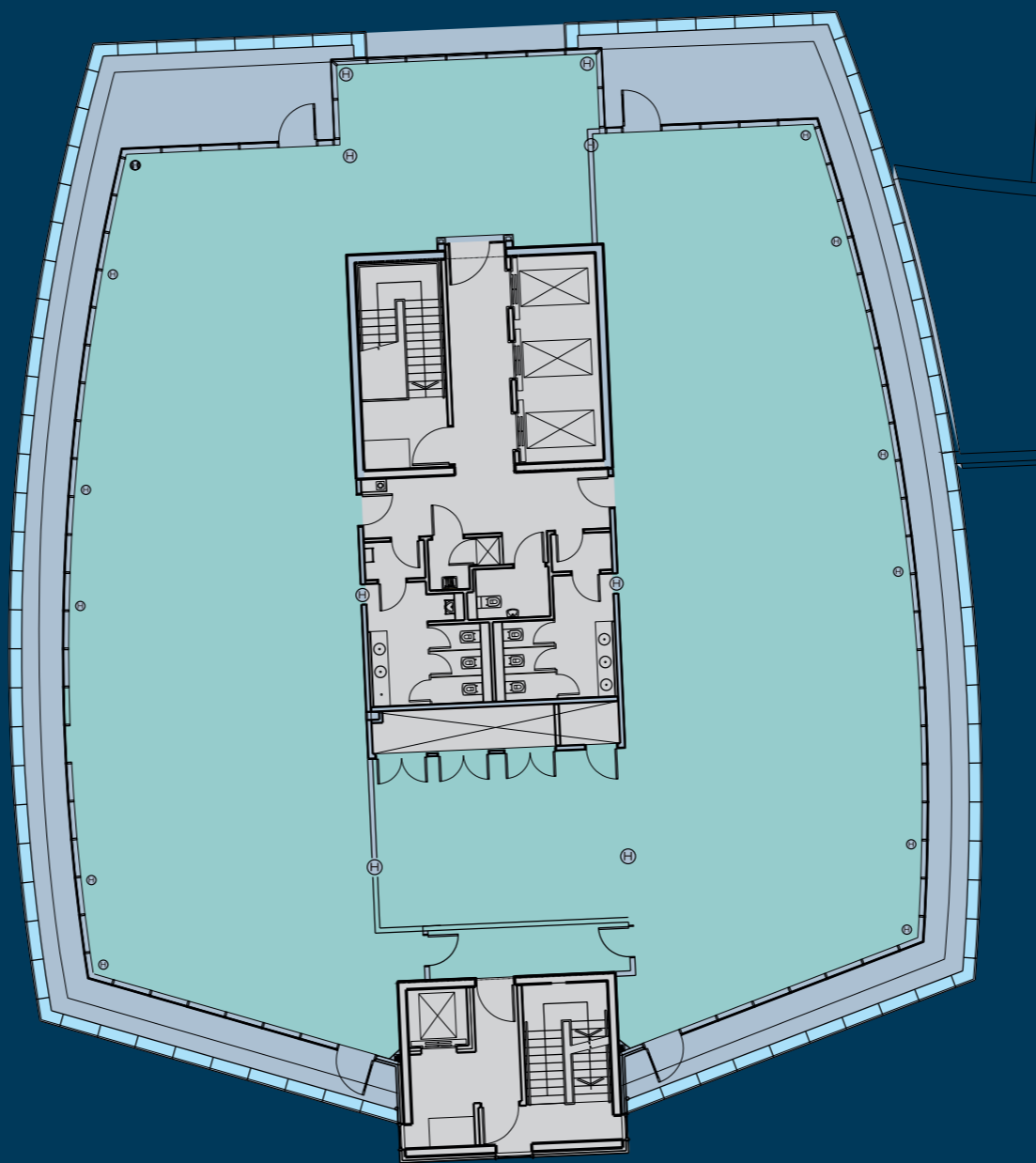
FLOOR	SQ FT	SQ M
LEVEL 7	9,424	875.51
LEVEL 6	9,421	875.24
LEVEL 5	9,429	875.98
TOTAL	28,274	2,626.74

Floors are available individually or as a whole and will be offered with the benefit of the existing tenant fit out, subject to terms agreed.



Level 7
Level 6
Level 5

EAST TOWER



INDICATIVE FLOOR PLAN

RATES

Rates payable are currently £7.17 per sq ft. We would advise all interested parties make their own enquires with the relevant local authorities.

TERMS

Each floor is currently held on a separate lease expiring on 26th June 2029, subject to a tenant only break option on 26th June 2024.

The accommodation is available on a new Sublease to May 2024, or alternatively by way of assignment. Please contact us for further details.

RENT

Please contact the agents for more details.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

The building has an EPC rating of C68. A full copy of the energy performance certificate is available on request.

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VIEWINGS

Strictly by appointment with
the appointed letting agents.



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