

**BALTIC PLACE**

**10**

Gateshead  
Quayside  
NE8 3AE

GRADE A  
OFFICE SPACE

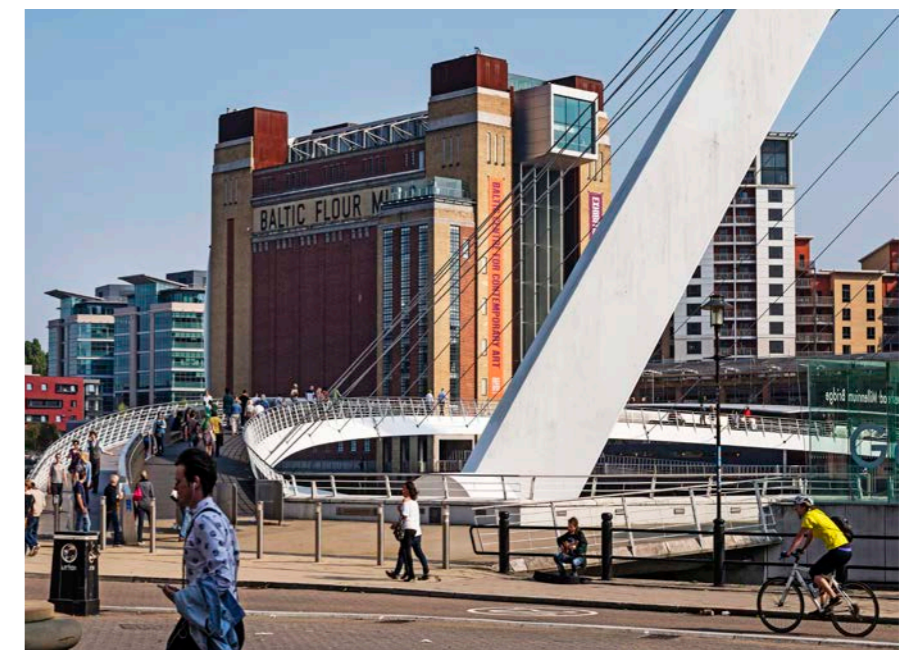




## PRIDE OF PLACE

BALTIC PLACE  
**b**  
: Gateshead  
: Quayside

**Baltic Place** is a landmark building located on Gateshead Quayside, with stunning views over the River Tyne and across Newcastle Quayside.







BALTIC PLACE  
**b**

: Gateshead  
: Quayside

## WORKPLACE

Arranged across two asymmetric towers, the building provides modern open plan office accommodation of the highest quality arranged over eight levels. At ground floor there is a large spacious double height reception area incorporating informal meeting space and a dedicated café area.





Baltic Place forms part of the growing Gateshead Quays area, which is home to The Sage, Baltic Centre for Contemporary Art, Gateshead College and will soon be home to the proposed new exhibition and events centre.



## A GROWING PLACE

The building forms part of the growing Baltic Business Quarter, which is home to Gateshead Technology Park, which comprises Northern Design Centre, Baltimore House and the soon to be complete PROTO: The Emerging Technology Centre.

Gateshead is fast becoming an important Tech-Hub with a regional and national importance, with 30% more technology employees than the national average, and forecast growth of 47% in the tech sector over the next 5 years, Baltic Place provides an excellent environment in which to locate your business.



Northern Design Centre



# Quayside Seaside



: Gateshead  
: Quayside

## A VIBRANT PLACE

Baltic Place is situated on Gateshead Quays with excellent public transport links via the Quaylink Bus Service which runs every 10 mins and can be accessed at Baltic Square a short walk from the building, giving direct access to Gateshead Town Centre, Newcastle City Centre and Haymarket.

Pedestrian access to Newcastle Quayside is enabled via the Millennium Bridge, broadening the amenity to occupiers at Baltic Place.



Gateshead Town Centre



# BALTIC PLACE

• Gateshead  
• Quayside

## THE PERFECT PLACE

Quay Link Bus Service



Slug & Lettuce, Newcastle Quayside



Newcastle Central Station



Pitcher & Piano, Newcastle Quayside



Malmaison Hotel



Gateshead College







: Gateshead  
: Quayside

## A SPECTACULAR PLACE

The building boasts a spectacular double-height glazed entrance foyer with a generous reception, café and break-out area on the ground floor.

The office accommodation provides large open plan floor plates configured around a central core. The specification of the building includes:

- Four-pipe fan coil air conditioning
- Floor-to-ceiling height of 2.7m throughout
- Metal tiled suspended ceilings
- LG2 compliant recessed lighting with PIA control
- 150mm full access raised floor
- 6 x 13 person passenger lifts
- BREEAM Excellent rating
- Male, Female and accessible toilets on each floor
- Shower facilities
- 98 secure basement car parking spaces with barrier control
- 180 - space surface car parking with barrier control
- Secure access controlled cycle store
- Café facility at ground floor
- Manned reception
- 24-hour access

The building benefits from a Low Energy Design, with the benefit of night-time ventilation to reduce cooling loads during hot daytime period and exploiting passive pre-heating of fresh air using exhaust heat recovery technology.





BALTIC PLACE



Gateshead  
Quayside

# YOUR WORK PLACE



BALTIC PLACE EAST

BALTIC PLACE WEST



The available office suites are as follows:



TOTAL AVAILABLE AREA  
**21,327 SQ FT (1,981.3 SQ M)**

BALTIC PLACE EAST

BALTIC PLACE WEST

TOTAL AVAILABLE AREA  
**28,890 SQ FT (2,683.9 SQ M)**





# BALTIC PLACE **b**

: Gateshead  
: Quayside

## EVERYTHING IS IN **PLACE**

### **TERMS**

The premises are offered on a new effective Full Repairing and Insuring basis for a term to be agreed.

### **RENT**

The offices are offered at a competitive rent, details available upon request.

### **RATING**

The office suites will need to be reassessed for rating purposes. Based on other assessments within the building, it is estimated that rates payable will be in the region of £6.48 per sq ft.

Further enquiries should be made to Gateshead Council with regards to Business Rates.

### **SERVICE CHARGE**

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building. The service charge payable is competitive and further details are available upon request.

### **EPC**

The building has an EPC rating of C 68. Further details are available on request.





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## TAKE YOUR **PLACE**

For more information please contact joint agents:



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