

BALTIC WORKS

Gateshead
Quayside

Grade A Office Space

SIZES FROM:

1,500 sq ft (139.3 sq m) to
75,000 sq ft (6,967.7 sq m)

www.baltic-works.co.uk



BALTIC WORKS

Gateshead
Quayside

BALTIC WORKS

Gateshead
Quayside

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



BALTIC WORKS

Gateshead
Quayside



The Work Place

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 self-service micro market, which connects to the upstairs business lounge and gym/changing facilities.



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 PROTO: The Emerging Technology Centre.

With continued investment across Gateshead Quays and a growing cluster of digital, creative and technology businesses, the area has established itself as one of the North East's leading destinations for modern, forward-thinking occupiers.



Northern Design Centre



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



BALTIC Gateshead Quayside IT ALL WORKS TOGETHER

Baltic Works is situated on Gateshead Quays with excellent public transport links.

The **Voltra 54** electric bus service which runs every 15 mins can be accessed at Baltic Centre for Contemporary Arts, 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 Works.



Gateshead Town Centre

New reception and waiting area

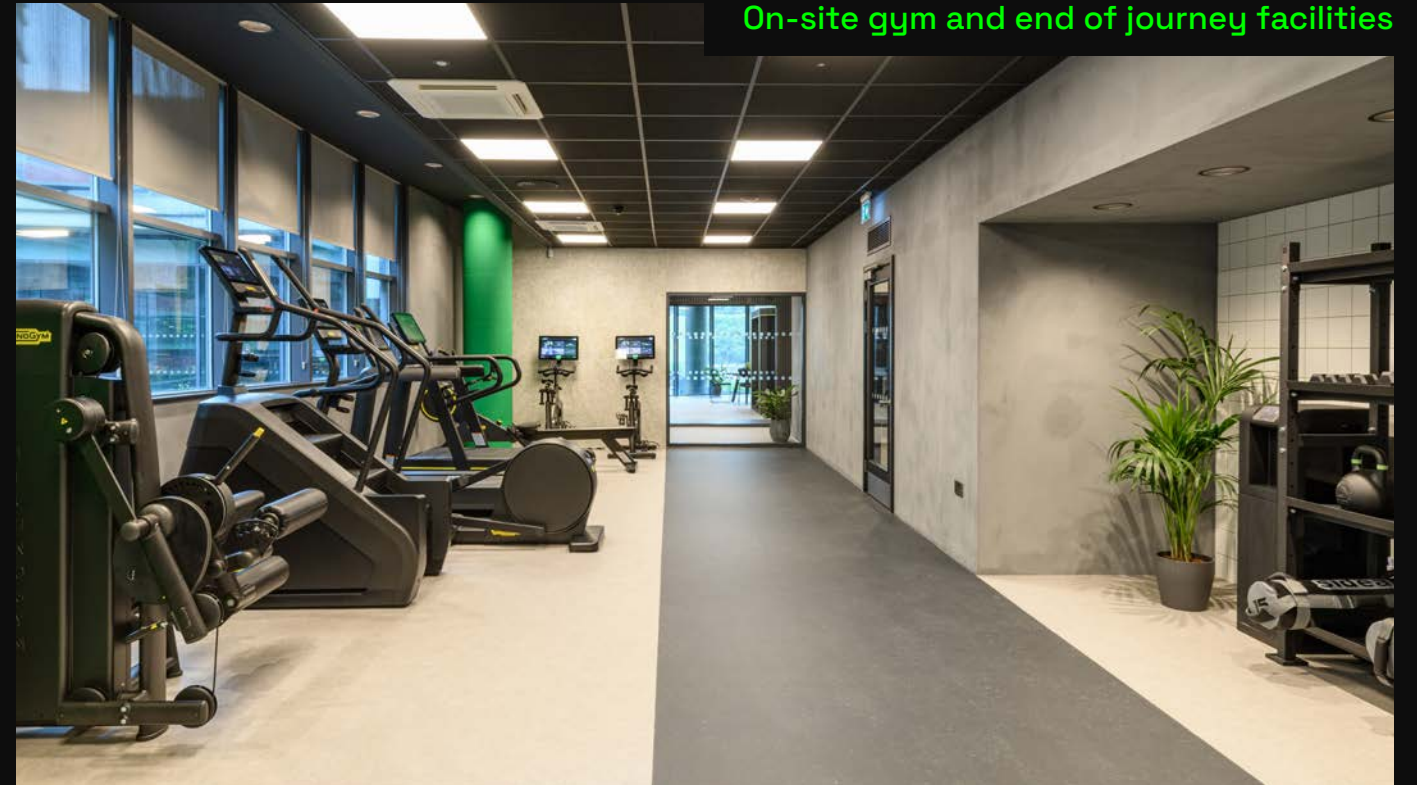
BALTIC WORKS



Lift lobby and waiting area



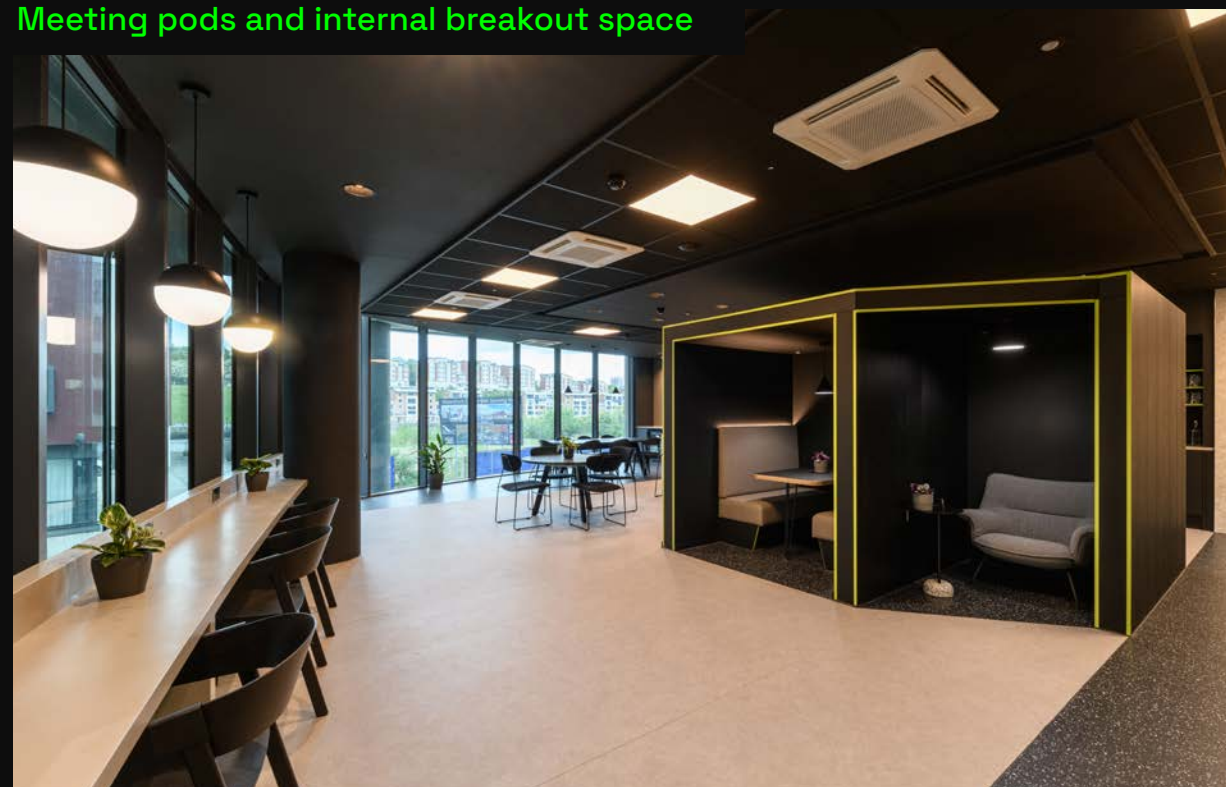
On-site gym and end of journey facilities



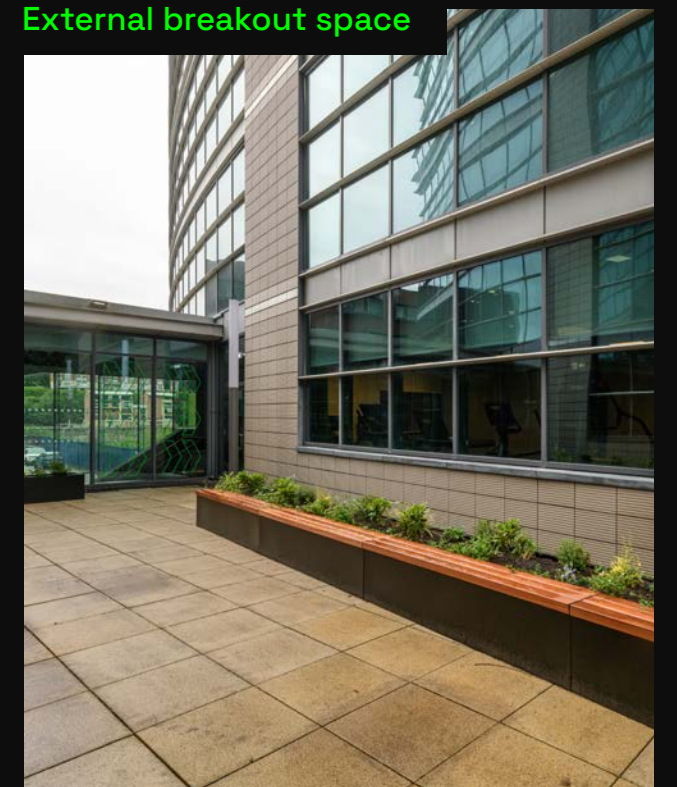
Kitchenette and dining space

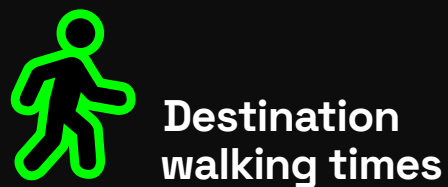


Meeting pods and internal breakout space



External breakout space





Destination
walking times

THE LOCATION WORKS PERFECT

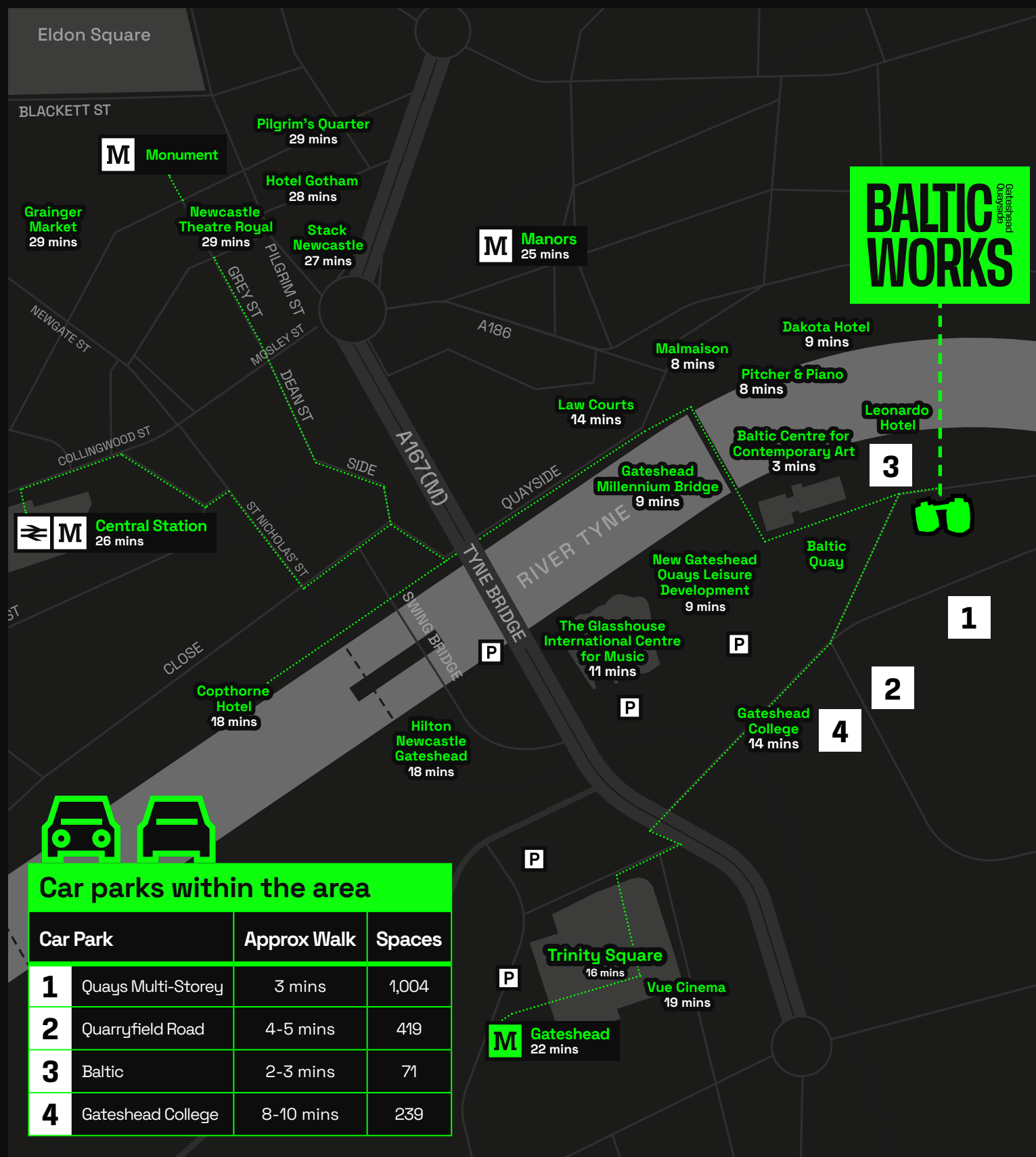
Voltra 54 Electric bus service (Every 15 mins)



The Glasshouse International
Centre for Music, Gateshead



Newcastle Central Station



Pitcher & Piano, Newcastle Quayside



PITCHER
&
PIANO

Quayside Newcastle



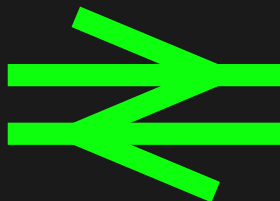
Dakota Hotel Newcastle Quayside



BALTICWORKS

Gateshead
Quayside

ACROSS EVERY CONNECTION



Rail

Traveltimes

Leeds	1 hr 21 mins
Edinburgh	1 hr 20 mins
Glasgow	2 hrs 35 mins
Manchester	2 hrs 36 mins
London	2 hrs 40 mins
Aberdeen	4 hrs 15 mins



Road

Traveltimes/Distances

Teesside	50 mins	42 miles
Leeds	1.50 hrs	97 miles
Edinburgh	2.18 hrs	119 miles
Glasgow	2.26 hrs	153 miles
Manchester	2.38 hrs	142 miles
London	4.46 hrs	290 miles
Aberdeen	4.24 hrs	251 miles



Metro

The Tyne and Wear Metro system provides a fast and efficient public transport system that serves 60 stations and is integrated with other public transport services.



Newcastle International Airport

Newcastle International Airport is located approximately 6.5 miles (17 minutes drive time) north west of the city centre.

The airport handles roughly 5+ million passengers per year, connecting the region to over 80 direct destinations across Europe and beyond.

BALTIC

Gateshead
Quayside

THE COMPLETE WORKS

The specification of the building includes:



10 EV Charging bays
(8 x 7kw & 2 x 22kw)



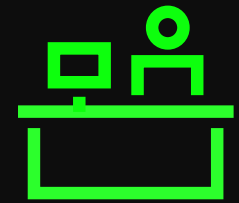
24h Self-service
Micro-market



24h parcelbox and post
collection with Bringme



Digital reception



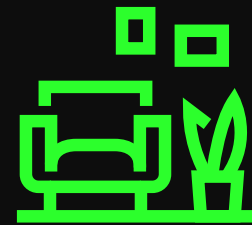
24h manned reception



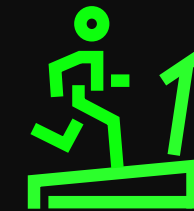
Male, Female and accessible
toilets on each floor



LED lighting



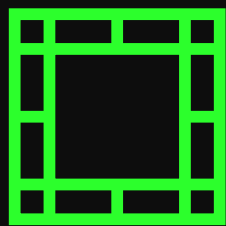
Refurbished
common areas



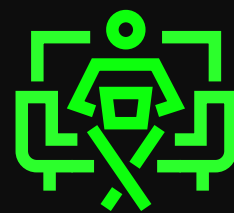
New gym inclusive
for all tenants



New shower and
changing facilities



New courtyard



New business lounge



EPC C



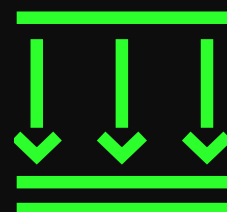
Secure Cycle store



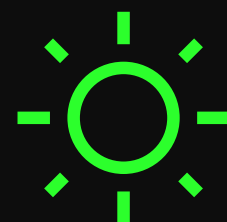
90 Internal
parking spaces



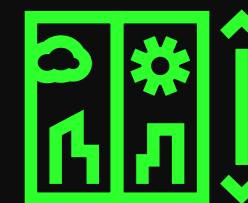
Full access
raised flooring



Suspended ceiling



Excellent natural lighting



Full length
windows



Multi-faith prayer room
with Wudu wash facilities

BALTIC WORKS

Gateshead Quayside

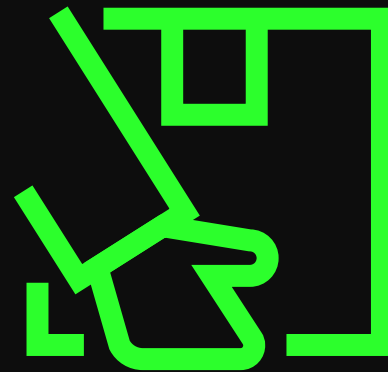
THE COMPLETE



Micro-market

The self-service micro-market provides occupiers with 24/7 convenient access to fresh food, snacks and refreshments throughout the day.

Designed to support flexible working patterns, the space offers a modern grab-and-go experience within the building, creating an additional amenity for staff and guests alike. Local suppliers such as Tynemouth Coffee, Geordie Banger and Pitman Pies fill the shelves weekly.



Bringme Parcelbox

No need to stay at home to wait on a parcel delivery to arrive.

The on-site Bringme Parcelbox provides secure 24-hour parcel and post collection for occupiers, offering a convenient solution for deliveries and handovers. Accessible at any time of day, the smart locker system enhances the occupier experience by allowing tenants to collect packages safely and efficiently around their working schedule.



EV Charging

Baltic Works offers dedicated on-site electric vehicle charging facilities, supporting the transition to more sustainable travel.

The building benefits from 10 EV charging bays, including 8x 7kW chargers and 2x 22kW rapid chargers, providing convenient access for occupiers and visitors using electric or hybrid vehicles.



Technogym Gym

Occupiers benefit from access to a fully equipped Technogym fitness suite, designed to support health, wellbeing and work-life balance.

The gym includes high-quality cardio and strength equipment alongside modern shower and changing facilities, creating a premium wellness offering within the building. Integration with the inclusive Technogym app also allows all users to track workouts, access training programmes and connect seamlessly with the equipment.

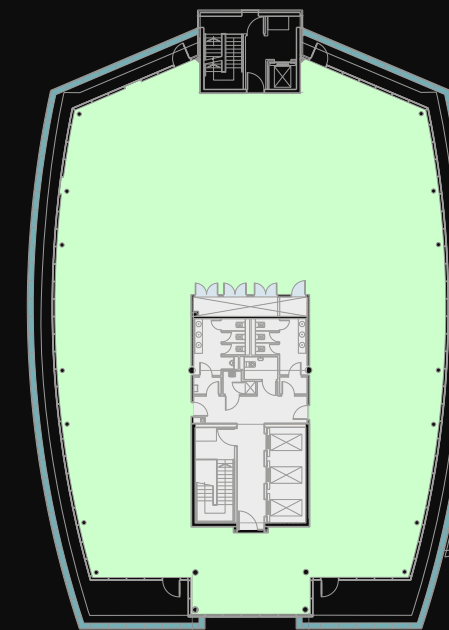


BALTIC WORKSPACE

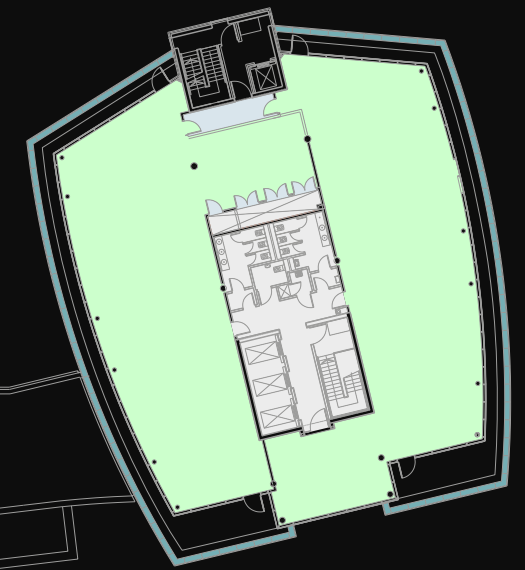
Get ahead
Quevada



Baltic Works **East**



Baltic Works **West**



The available office suites are as follows:

LEVEL 10
7,461 sq ft (693.1 sq m)

LEVEL 9

LEVEL 8

LEVEL 7
9,429 sq ft (875.9 sq m)

LEVEL 6
9,421 sq ft (875.2 sq m)

LEVEL 5
9,424 sq ft (875.5 sq m)

LEVEL 4
9,426 sq ft (875.7 sq m)

LEVEL 3
6,399 sq ft (594.4 sq m)

RECEPTION LEVEL

NORTHERN GAS & POWER

NORTHERN GAS & POWER

Baltic Works **East**

Total available area
51,561 sq ft (4,790.1 sq m)

LOCKTON

ARTHUR J GALLAGHER

SANTANDER

CAMBRIDGE ASSESSMENTS

CRANE AUTHENTICATION

ROBERTSON FM
/ROBERTSON HOMES

ROBERTSON CONSTRUCTION GROUP

VENDA SEARCH

Baltic Works **West**

LEVEL 10
2,765 sq ft (256.9 sq m)

LEVEL 9

LEVEL 8

LEVEL 7
7,597 sq ft (705.8 sq m)

LEVEL 6
7,591 sq ft (705.2 sq m)

LEVEL 5
7,591 sq ft (705.2 sq m)

LEVEL 4

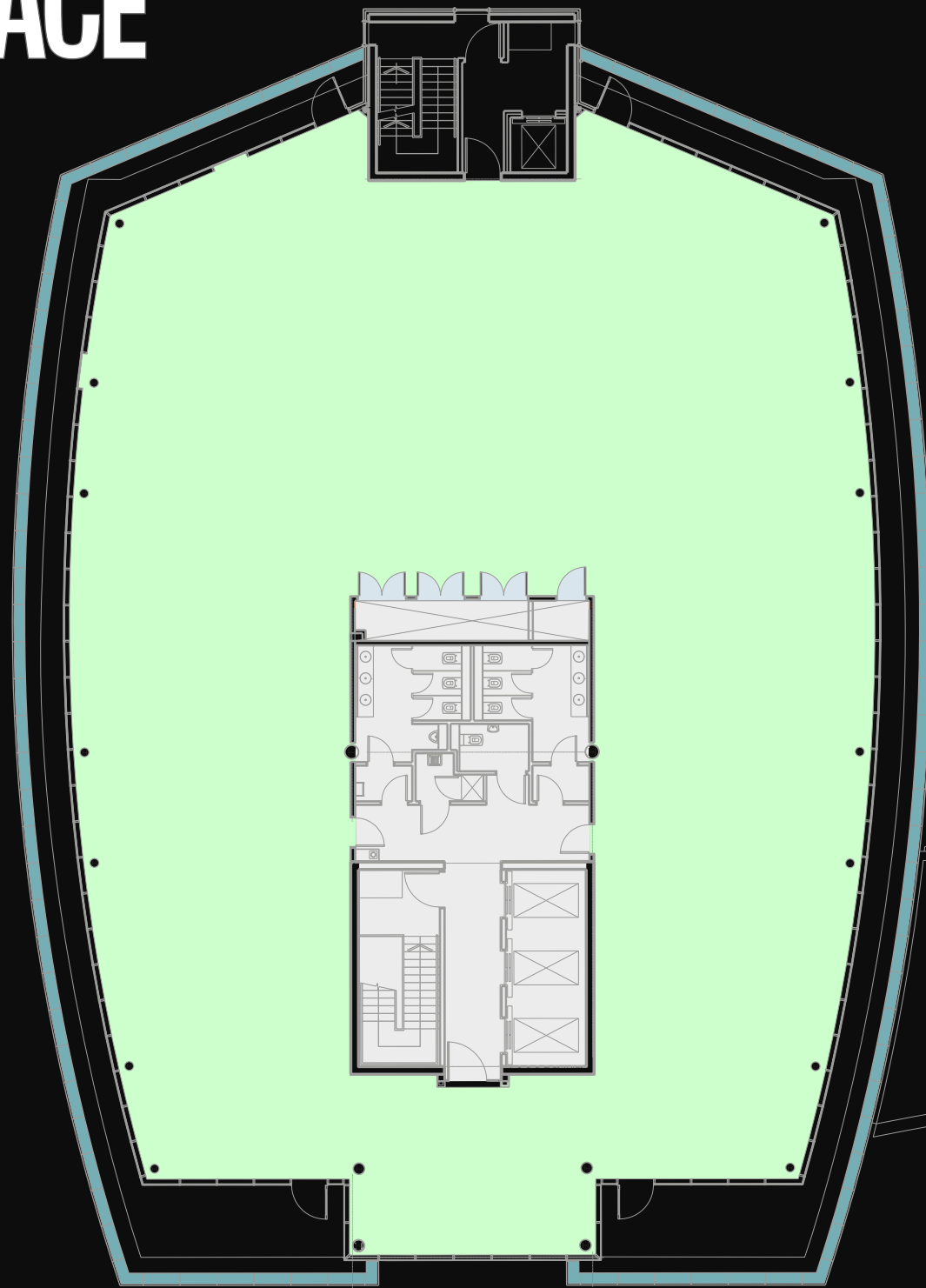
LEVEL 3

RECEPTION LEVEL

Total available area
21,293 sq ft (1,978.1 sq m)

BALTIC WORKSPACE

Gateshead
Quayside



Baltic Works **East**

Total available area: **54,051 sq ft (5,021.5 sq m)**



Baltic Works **West**

Total available area: **21,293 sq ft (1,978.1 sq m)**

LEVEL 5 - WEST TOWER

BALTIC
WORKS



LEVEL 5 - WEST TOWER

BALTIC
Gateshead
Quayside
WORKS

BALTIC WORKS





IT ALL **BALTIC** Gateshead Quayside **WORKS** TOGETHER

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.

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

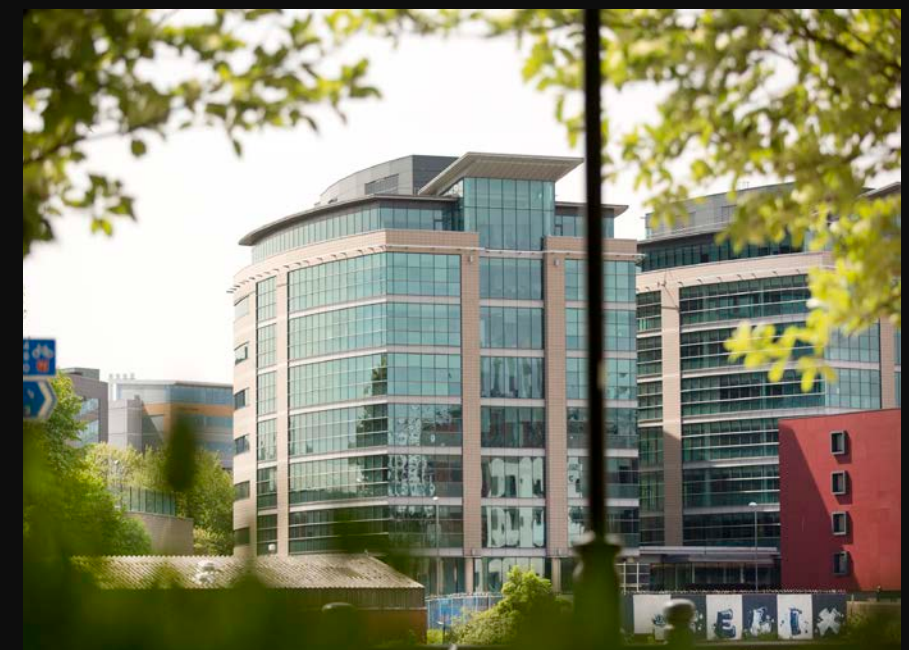
Service Charge

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.



BALTIC WORKS

Gateshead
Quayside

For more information please contact joint agents:

**AVISON
YOUNG**

Adam Lawson

T: 07825 113 277
adam.lawson@avisonyoung.com

Paul Stewart

T: 07802 985 409
paul.pc.stewart@avisonyoung.com

PARKER KNIGHTS

REAL ESTATE

Michael Downey

T: 07711 767 423
mdowney@parkerknights.co.uk

Carolyn Ridley

T: 07437 911 193
cridley@parkerknights.co.uk

balticworks.co.uk

(1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young s) in this brochure is provided on the following conditions:
(2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. (4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (5) All prices quoted are exclusive of VAT. (6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young. July 2026