

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 self-service micro market.



Baltic Place 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.



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.

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



: 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 Centre for Arts a short walk from the building, giving direct access to Gateshead Town Centre, Newcastle City Centre and Haymarket.

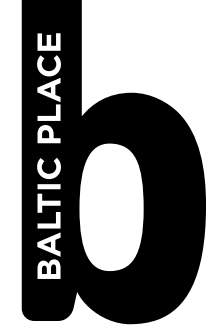
Pedestrian access to Newcastle Quayside is enabled via the Millennium Bridge, broadening the amenity to occupiers at Baltic Place.



Gateshead Town Centre



images courtesy of VirtualPlanet-HOK



: Gateshead
: Quayside

THE GO TO **PLACE**

Located on the banks of the River Tyne, bursting with North East pride, passion and flair, The Sage will be a place like no other.

Combining spaces for entertainment, live events, dining, relaxing and connecting, it will bring people, communities, culture and businesses together – and all with that famous Geordie warmth and welcome.

A 12,500-capacity arena to host the world's top performers in music, comedy and entertainment.

International-grade conference and event space including 17 conference suites – big enough to host major gatherings yet small enough to offer space for the earliest stage start-up business.

An eclectic range of bars and restaurants to suit all tastes and occasions.

BALTIC PLACE

• Gateshead
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THE PERFECT PLACE

Quay Link Bus Service



Slug & Lettuce, Newcastle Quayside



Newcastle Central Station



Pitcher & Piano, Newcastle Quayside



Newcastle Quayside



Gateshead College





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A SPECTACULAR PLACE

The building boasts a spectacular double-height glazed entrance foyer with a generous reception, self-serve micro-market with supplies from great local producers 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
- 180 surface parking with ANPR cameras
- 98 basement parking with barrier control
- Secure access controlled cycle store
- Self service micro market
- Digital lockbox for post and parcels
- Digital reception to connect guests and clients with improved experience
- 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



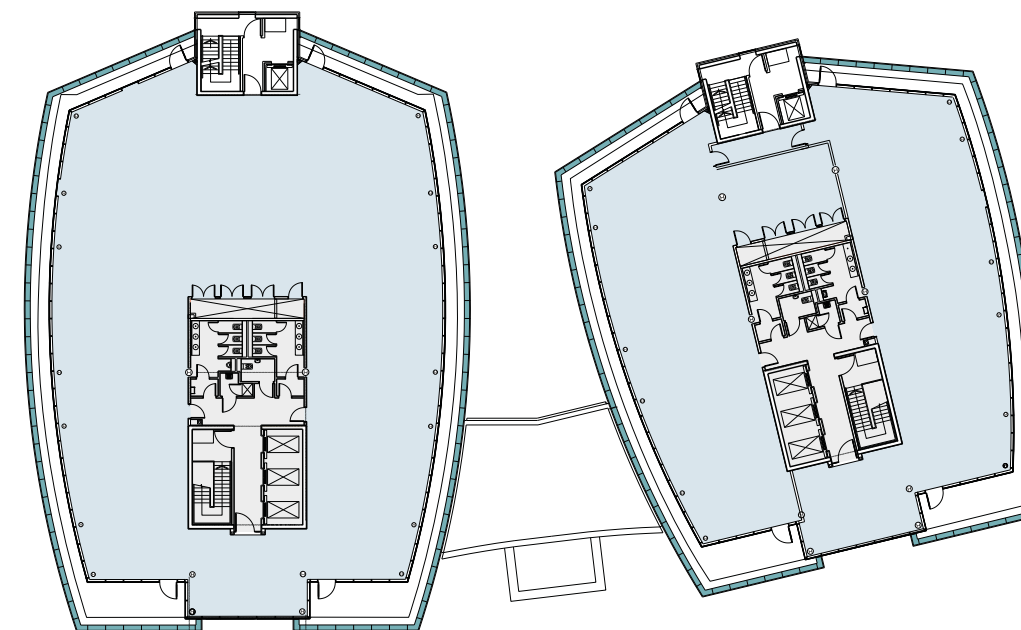
Gateshead
Quayside

YOUR WORK PLACE



BALTIC PLACE EAST

BALTIC PLACE WEST



The available office suites are as follows:



TOTAL AVAILABLE AREA
49,601 SQ FT (4,608 SQ M)

BALTIC PLACE EAST

BALTIC PLACE WEST

TOTAL AVAILABLE AREA
25,544 SQ FT (2,374 SQ M)



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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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· Gateshead
· Quayside
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TAKE YOUR PLACE

For more information please contact joint agents:

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