

# Self Contained Office To Let

*5,929 sq. ft. first floor Grade A office located on the sought-after Quayside in Newcastle Upon Tyne.*



**ADDERSTONE**  
GROUP

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Nelson House, The Fleming, Burdon Terrace, Jesmond  
Newcastle upon Tyne, NE2 3AE



**Pandon Building, Newcastle upon Tyne, NE1 2HH**

**To arrange a viewing, or for any other enquiries, please contact:**

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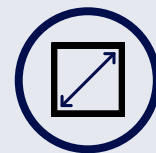


# Key Information

*For ambitious companies seeking a high-quality working environment and a location that reflects their growth and credibility, this office space offers the ideal next step.*



**Rent:**  
£16 per sqft



**Size:**  
5,929 sq. ft.



**Location:**  
Highly sought after location on  
Newcastle's Quayside



**Fit-out:**  
Flexible layout and design options  
to suit tenant requirements

# Available Space

Pandon Building offers a high-quality, flexible office suite tailored for business needs.

## Key features:

- Private ground floor entrance, ideal for standout signage and branding
- Direct lift and stair access to the first floor suite
- Refurbished to a high specification with modern finishes throughout
- Bright, open-plan layout, adaptable for collaborative zones or private workspaces
- Air conditioning
- Suspended ceilings with integrated LED lighting
- Perimeter trunking
- High-quality WC and shower facilities
- Also available as fully fitted depending on occupiers requirements

The suite has been designed with flexibility in mind, offering a professional, functional workspace that can be tailored to suit a range of occupier requirements.

Whether you're a growing business looking to impress clients or an established firm seeking a fresh environment, this space is ready to adapt around you.



# Location

Pandon Building is ideally located just off Newcastle's sought-after Quayside, offering strong transport links and a mix of local amenities.

- 15-minute walk to Newcastle Central Station
- 10-minute walk to Manors Metro Station
- Well served by key bus routes to the City Centre and Gateshead
- Access to nearby car parks and cycle routes

The Quayside is home to a wide selection of restaurants, cafés and cultural venues, creating a convenient environment for both staff and visitors. Local favourites include:

- **Restaurant 21** - listed in the Michelin Guide and recipient of 2 AA Rosettes located in the same building as this office, on the ground floor
- The Broad Chare
- Khai Khai
- Dobson & Parnell
- Plus everyday essentials like Tesco Express

Pandon Building is part of a well established professional community, with nearby occupiers including Norton Rose Fulbright, KPMG, North, Deloitte, and Ward Hadaway.



- **Rent:**  
£16 per sqft
- **Lease terms:**  
The office is available by way of a new EFRI lease for a term to be agreed.
- **Service charge:**  
A service charge will be levied proportionate to the floor area occupied.
- **Legal Costs:**  
Each party is responsible for their own legal fees incurred.

## Get in touch

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**PARKER KNIGHTS**

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