

BAKER'S YARD

OFFICE, RETAIL, LEISURE, WAREHOUSE

Baker's Yard, Christon Road, Gosforth,
Newcastle upon Tyne, NE3 1XD



BAKER'S YARD

BAKER'S YARD IS AN 80,000 SQ FT BUSINESS PARK MADE UP OF OFFICE, LIGHT INDUSTRIAL AND WAREHOUSE BUILDINGS, TOTALLING 33 UNITS.

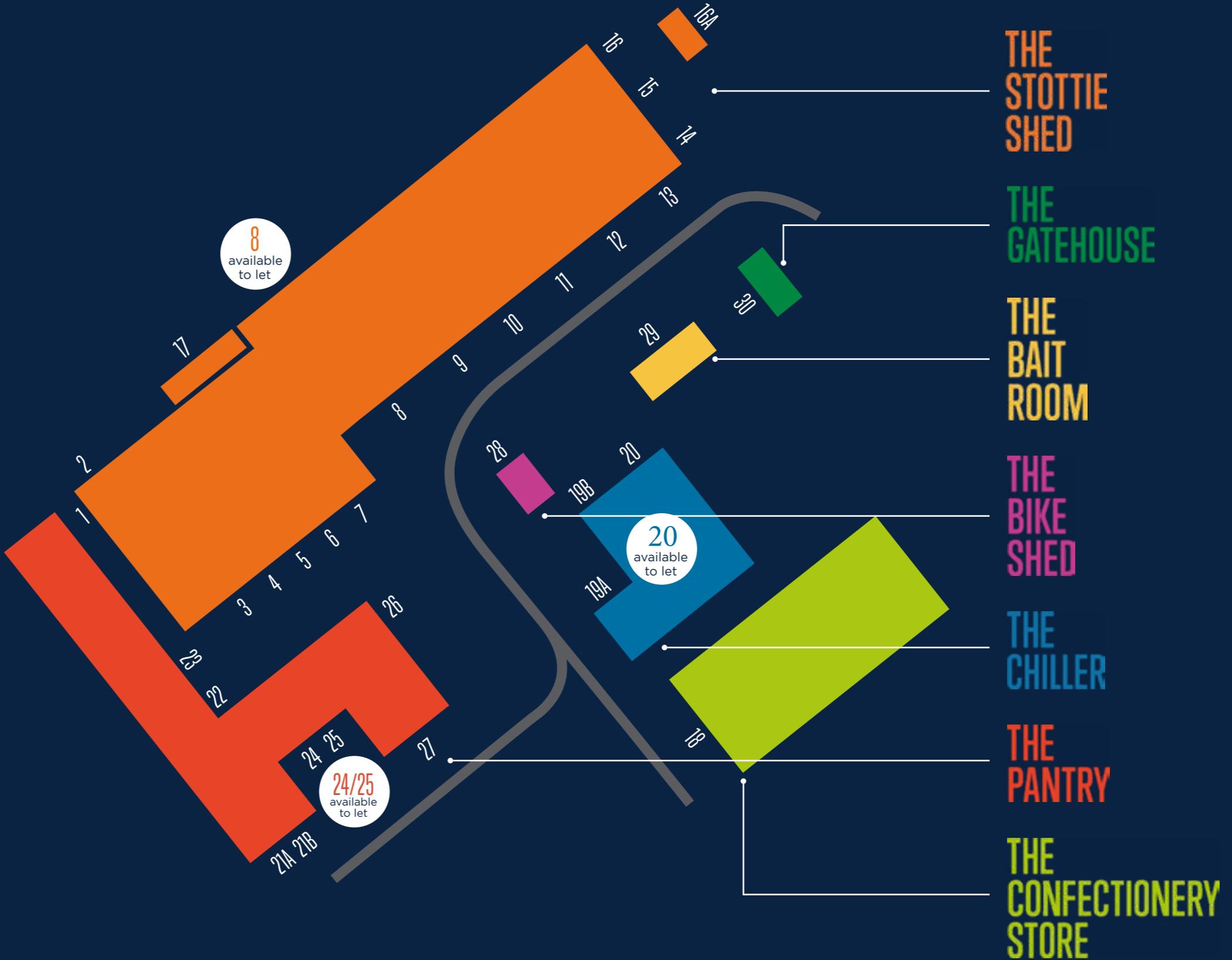
The versatile layout and subdivision of the units offers flexible space for a range of business uses, including office, retail, leisure and café.

AVAILABLE UNITS

Unit 8, The Stottie Shed
4,168 sq ft unit

Unit 20, The Chiller
3,293 sq ft unit

Unit 24-25, The Pantry
5,580 sq ft unit



OCCUPYING THE SITE OF THE ORIGINAL GREGGS BAKERY

BAKER'S YARD HAS BEEN REGENERATED TO BRING LIFE BACK TO THIS ICONIC SITE, STEEPED IN REGIONAL HERITAGE.



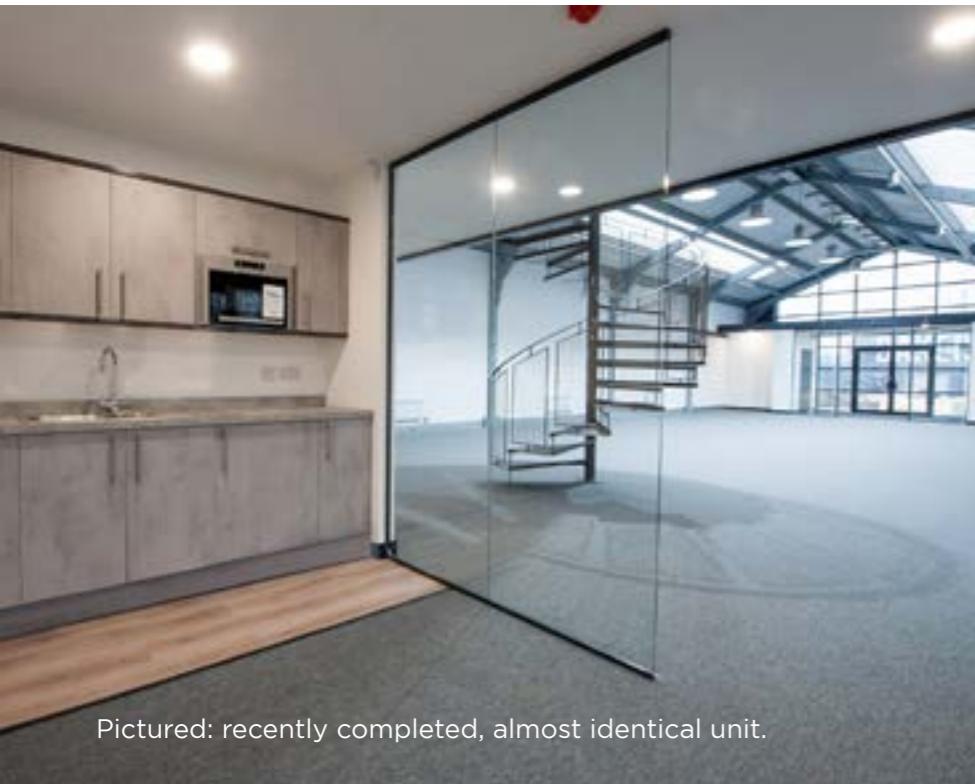
Baker's Yard is now home to over 500 staff in 30 commercial units, with up to 1,000 staff, including the 24-hour Nexus depot.



UNIT 20, THE CHILLER

3,046 SQ FT UNIT

- Mezzanine level.
- High ceilings.
- Exposed services.
- Full height crittal glazed partitions.
- Dedicated parking.
- Fitted kitchen.
- Shower facilities.
- 3 WCs.
- Private external terrace with seating area.
- Opportunity for flexible layout.
- Ideal space for office, leisure, gym, health and fitness studio.



Pictured: recently completed, almost identical unit.



UNIT 8, THE STOTTIE SHED

4,168 SQ FT UNIT

- Suitable for a variety of uses.
- High spec fit out.
- 6 allocated parking bays on forecourt plus dedicated visitor parking.
- Private roof terrace with seating area.
- Roller shutter access into main warehouse.
- Dedicated kitchen and shower facilities.
- 24/7 access.





UNIT 24 & 25, THE PANTRY

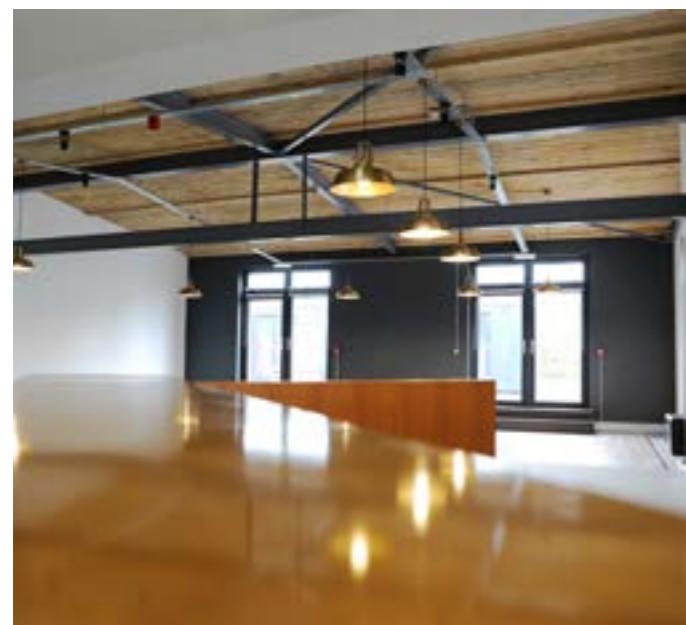
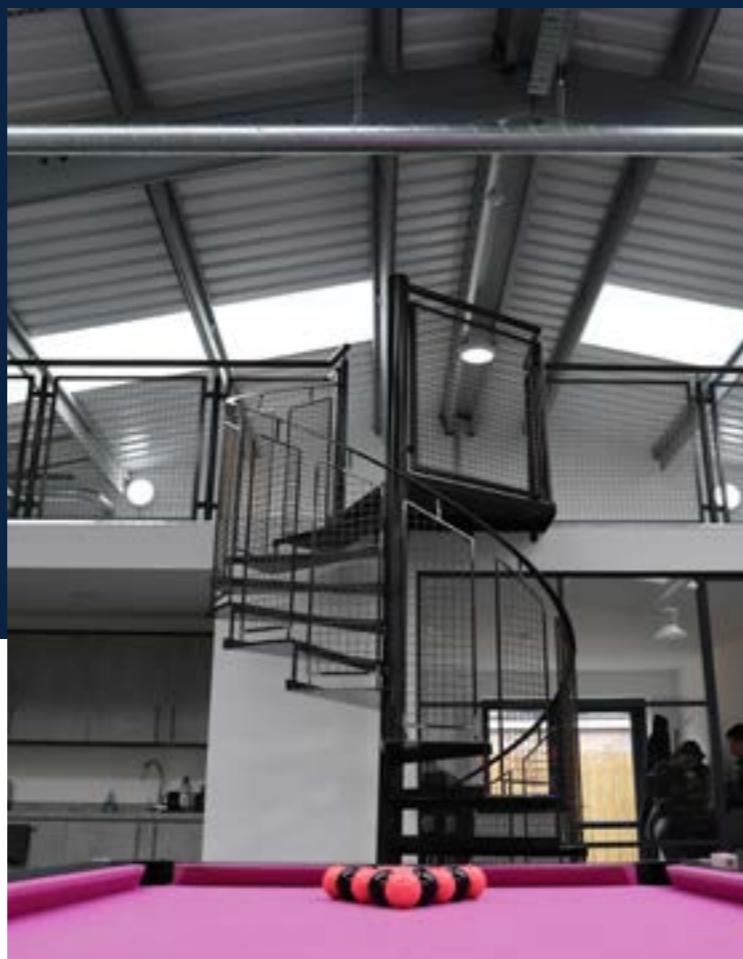
5,580 SQ FT UNIT

- Mezzanine level.
- High ceilings.
- Exposed services.
- Full height crittal glazed partitions.
- Dedicated parking.
- Fitted kitchen.
- Shower facilities.
- 3 WCs.
- Private external terrace with seating area.
- Opportunity for flexible layout.
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**WE WORK
COLLABORATIVELY
WITH INCOMING TENANTS TO
OFFER A BESPOKE FIT-OUT.**

Including layout, design and finishes, of their unit to suit their business' needs.





BAKER'S YARD IS PRIMELY LOCATED NEXT TO GOSFORTH INDUSTRIAL ESTATE, 3 MILES FROM NEWCASTLE CITY CENTRE.

There is a wealth of amenities nearby, including the commercial hub of Gosforth High Street, M&S Simply Food, and Asda.

The site is highly accessible, with direct access to The Great North Road and excellent public transport links to Regent Centre, South Gosforth Metro Station and bus routes.

Baker's Yard also benefits from access to car parking spaces for businesses and their clients.



METRO STATION

South Gosforth / Regent Centre
0.5 - 0.7 mile
11-14 min



SHOPS + FOOD

0.6 - 0.8 mile
11-16 min



BUS STOP

0.5 - 0.7 mile
11-14 min

CONTACT

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