

OFFICES TO LET

From 2,831 sq ft of contemporary office space in an elevated position above Newcastle Quayside

KEEL HOUSE

Garth Heads | Newcastle upon Tyne | NE1 2JE



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**RECENTLY
REFURBISHED**
contemporary offices.

**SUITES AVAILABLE TO
2,831 SQ FT**

LOCATED ON
an elevated position at
GARTH HEADS

**SUITABLE FOR SME OR
LARGE CORPORATE
OCCUPIERS.**



SPECIFICATION

Exceptional views over the Quayside

Access to private balcony

Bespoke fit out available to any incoming tenant

Secure underground car parking

Prestigious office building

Raised flooring

Brand new HVAC heating/cooling system

Dedicated entrance available to provide an entirely self-contained office



ABOUT

Keel House is located at Garth Heads, giving it an elevated position overlooking Newcastle Quayside.

The site benefits from excellent public transport links and is situated in close proximity to Newcastle city centre.

Northumbria University and Newcastle Central Train Station are a 10-minute walk, the city centre is a 7-minute walk and the Quayside is a 2-minute walk. The nearest Metro station, Manors, is 0.3 miles and a 3-minute walk.

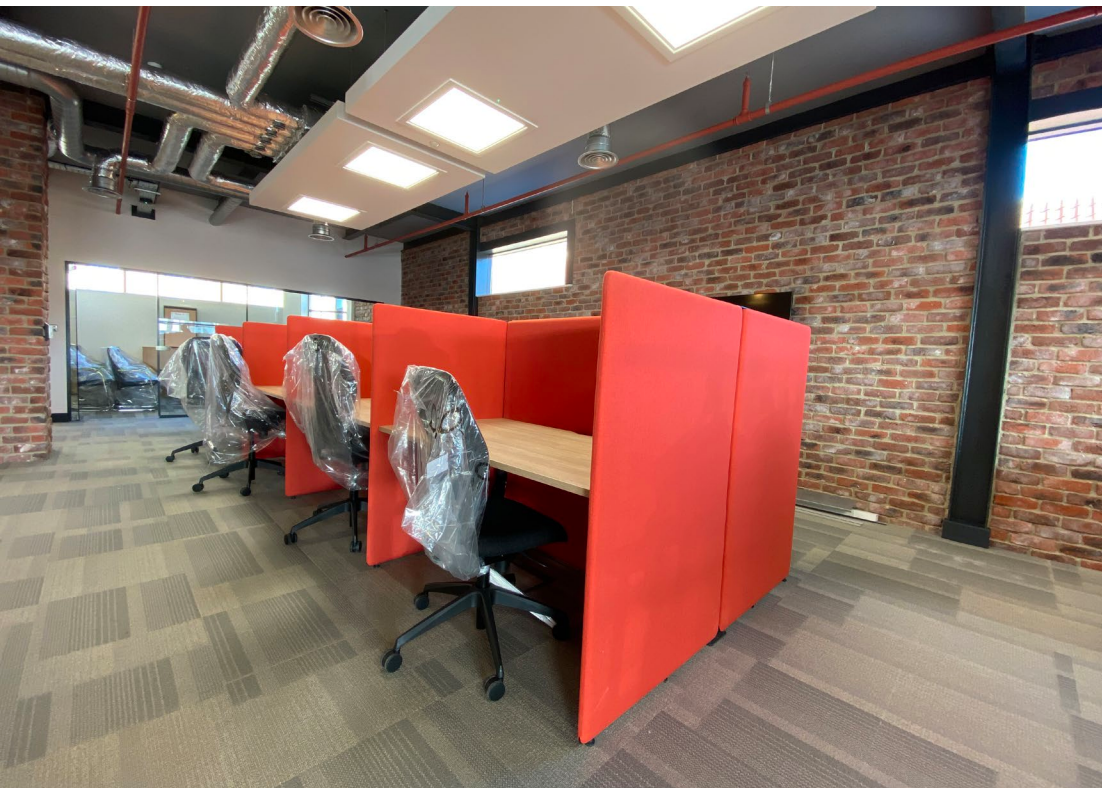
Newcastle International Airport is 8.4 miles away. The site has excellent road links with the A1 located within 2.6 miles and the A167 (M) close by.





OFFICE INTERIOR

An example of the fit-out achieved on the top floor of Keel House, currently housing Shout Digital.





Dean Street Arch



FIT OUT EXAMPLES

We work collaboratively with incoming tenants on the fit-out and design of their units to meet their unique needs.

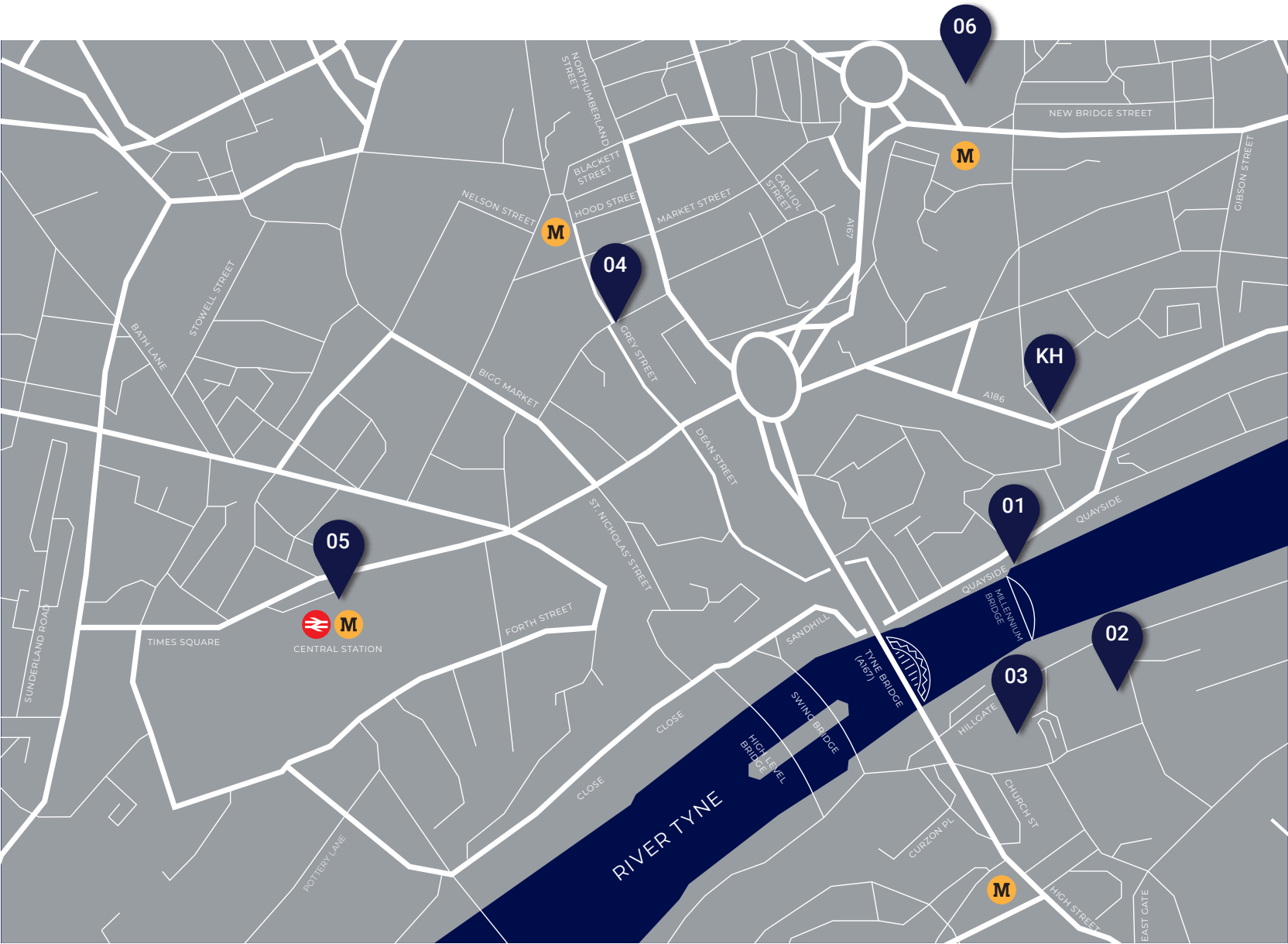
- Reception refurbishment
- Removing suspended ceilings
- Exposed services
- Installing brick slipped walls
- Industrial finishes



St Ann's Quay



NE1 2JE LOCAL AMENITIES



KH

KEEL HOUSE
(walk time from...)

01

MILLENNIUM BRIDGE
6 minute walk

02

**THE BALTIC CENTRE
FOR CONTEMPORARY ARTS**
7 minute walk

03

SAGE GATESHEAD
8 minute walk

04

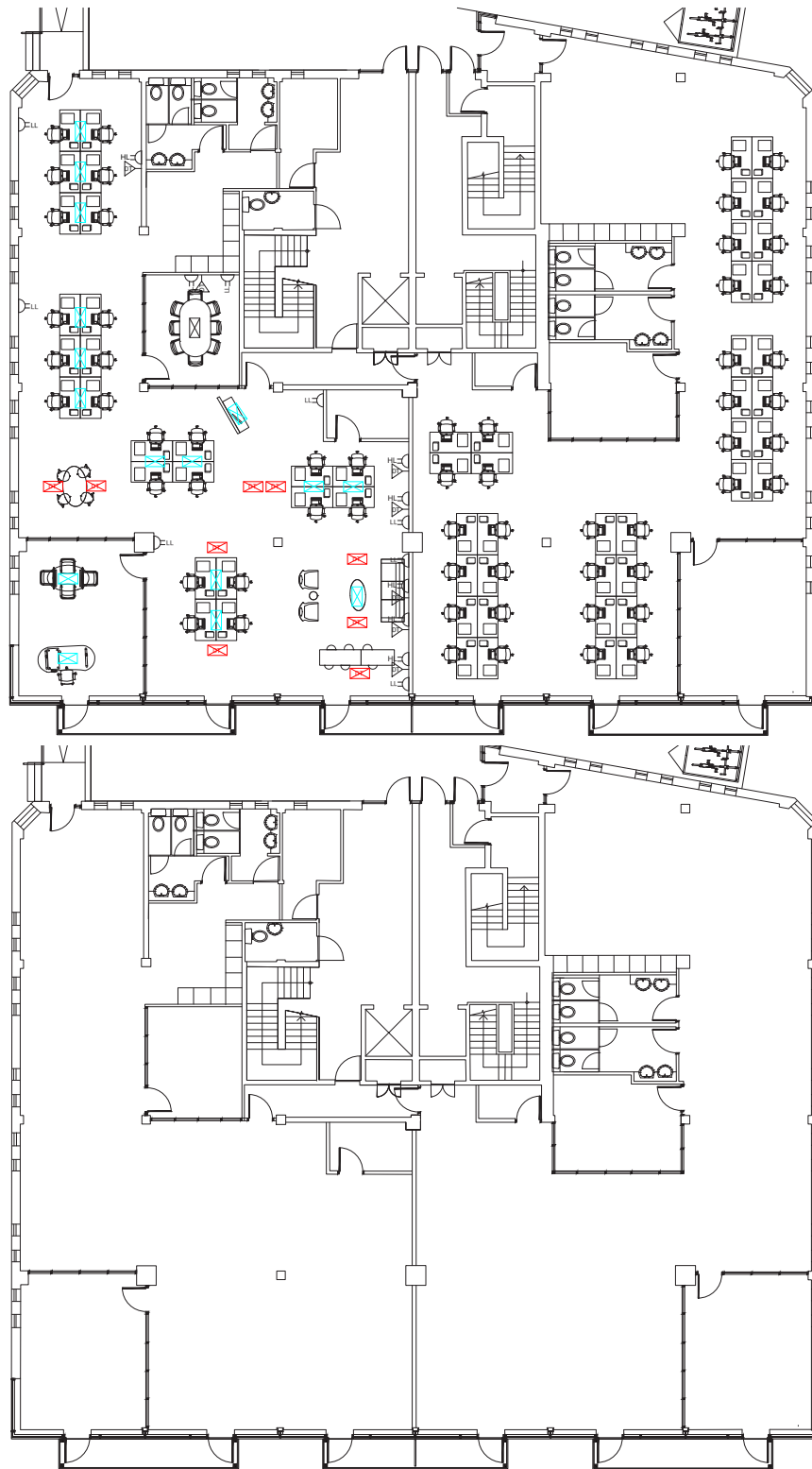
GREY STREET
7 minute walk

05

CENTRAL STATION
10 minute walk

06

NORTHUMBRIA UNIVERSITY
10 minute walk



GROUND FLOOR EAST SUITE LAYOUT

2,831 sq ft

AVAILABLE

Illustration not to scale.

Areas approximate.

INDICATIVE FITOUT /
OFFICE DIVISION

KEEL HOUSE

Garth Heads | Newcastle upon Tyne | NE1 2JE

CONTACT

For further information or to
arrange a viewing:

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AVAILABLE SPACE

GROUND FLOOR

2,831 sq. ft office benefitting from raised flooring
and LED lighting.

LEASE TERMS

Both spaces are available by way of a new effective Full
Repairing and Insuring lease, for a term to be negotiated.
Rent upon application.

SERVICE CHARGE

A service charge will be levied proportionate to the floor area
occupied.

ENERGY PERFORMANCE CERTIFICATE

To be re-assessed upon completion of fit out works.
Predicted B rating.

RATEABLE VALUE

Available on request.

VAT

All prices are deemed exclusive of VAT

LEGAL COSTS

Each party is responsible for their own legal fees incurred.

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