

THOMAS  
JAMES  
ESTATES

OFFICE SPACE  
FOR LET



Scotswood Road, Newcastle, Tyne and Wear, NE4 7DF



## LOCATION

Baird House lies on the north side of the River Tyne within City West and in an elevated position overlooking Newcastle Business Park and is approximately 1.5 miles west of the city centre. The property is accessed from Violet Close and occupies a prominent and visible position overlooking the A695 Scotswood Road, a principal arterial route leading west from the city centre towards the A1(M).

The A1(M) is within a 5 minute drive from Baird House.

Scotswood Road is a popular bus route into Newcastle city centre.

## DESCRIPTION

Baird House offers modern and dynamic office space for let with gigabit internet, 31 shared car parking spaces and can be fully furnished.

The office also has a reception area, various meeting rooms and a 16 person board room. Each meeting room is equipped with Google Meet and TVs.

## PRICING

Office space at Baird House ranges from £16 per sqft to £22.50 per sqft

## CONTACT

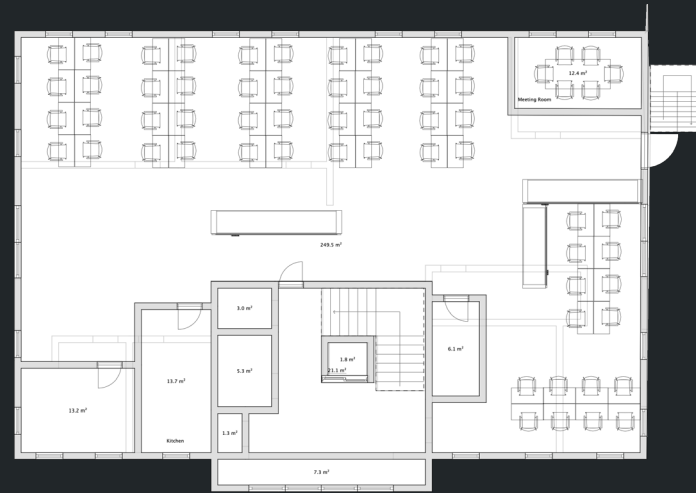
For more information please email [hello@thomasjamesestates.com](mailto:hello@thomasjamesestates.com) or call 0191 501 6550

# INDICATIVE FLOOR LAYOUT



**FLOOR ONE**

316m² - Rooms can be adjusted subject to interest



**FLOOR TWO**

318m² - Rooms can be adjusted subject to interest



**FLOOR THREE**

316m² - Rooms can be adjusted subject to interest

A bright yellow square containing the text 'THOMAS JAMES ESTATES' in black, uppercase, sans-serif font.

THOMAS  
JAMES  
ESTATES

[hello@thomasjamesestates.com](mailto:hello@thomasjamesestates.com)

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0191 501 6550