



**AVISON
YOUNG**

South Shore Road, Gateshead, NE8 3AE
Office To Let | £18.50 per sq ft | 1,560 to 78,491 sq ft
Office To Let, Gateshead

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Summary

- Rent: £18.50 per sq ft
- Business rates: 6
- Service charge: £7.99 per sq ft
- VAT: Applicable
- EPC: C
- Lease: New Lease

Further information

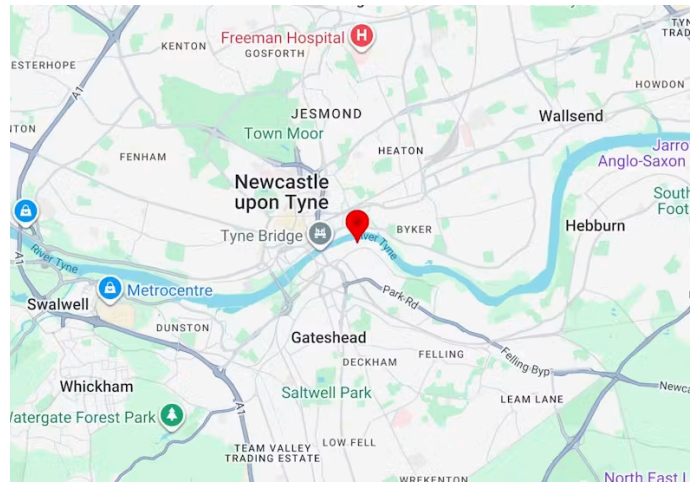
- [View details on our website](#)
- [Watch a video](#)

Contact & Viewings



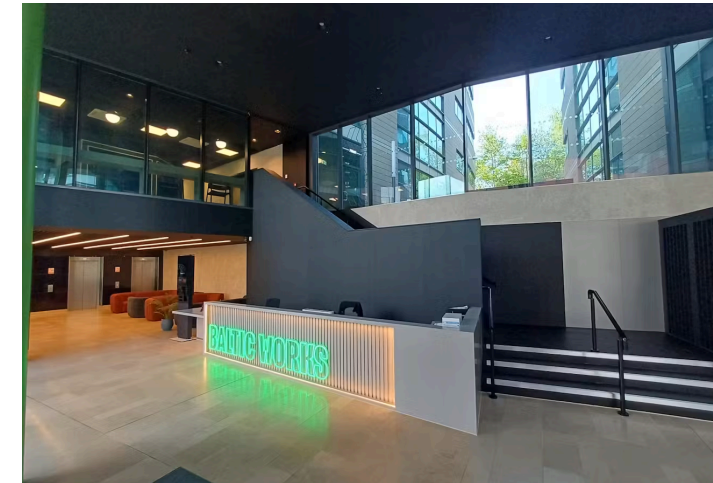
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Description

Baltic Place provides over 130,000 sq. ft of new grade A office accommodation within a pair of towers sharing the same entrance reception. The two striking towers overlook the River Tyne from the newly emerging Gateshead Quays, situated next to the Baltic Flour Mill. The building has achieved a BREAAAM rating of "Excellent" and features a café on the ground floor, as well as secure basement parking and surface parking. There are shower and cycle facilities, and the spacious, striking reception space is manned. The building has 24-hour access and each floor can be accessed with one of six 13 person lifts. The offices themselves are open plan and feature a floor-to-ceiling height of 2.7m with extensive glazing which means they have excellent levels of natural light. The offices have four-pipe coil air conditioning and each floor has male, female and accessible restrooms. New BREAAAM rated "Excellent" Grade A offices to let in Gateshead. Offering the best in contemporary office accommodation in a highly desirable, flourishing business destination popular with the technology sector. Offices are bright, open plan and feature a floor-to-ceiling height of 2.7m throughout.



Location

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 Square 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.

Key Points

- Grade A office accommodation
- Air Conditioning with raised access floors
- Premium specification throughout
- Roof Terraces overlooking the River Tyne
- Two storey basement secure parking
- Cycle storage and showers for sustainable commuting
- BREAAAM rated "Excellent"
- Popular area with tech sector
- Manned reception with 24-hour access
- Bus links to Gateshead town centre and Newcastle city centre

Specifications

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
Six 13 person lifts
98 secure basement car parking spaces with barrier control
180 space surface car parking with barrier control

Accommodation

Name	sq ft	sq m	Availability
Unit - West Tower Level10	2,765	256.88	Available
Unit - West Tower Level 6	3,400	315.87	Available
Unit - West Tower Level 5	7,591	705.23	Available
Unit - West Tower Level 3	1,560	144.93	Available
Unit - West Tower Level 3.	1,786	165.92	Available
Unit - West Tower Level 3..	178	16.54	Available
Unit - East Tower Level 10	3,012	279.82	Available
Unit - East Tower Level 7	9,429	875.98	Available
Unit - East Tower Level 6	9,421	875.24	Available
Unit - East Tower Level 5	9,424	875.52	Available
Unit - East Tower Level 4	9,426	875.70	Available
Total	57,992	5,387.63	

