

pair twosome double twins
duo union brace marriage
couple doublet connection
combo diptych duet halves
duplex counterparts deuce
mates fellows match fusion





baltic place

gateshead quays



GRADE A OFFICES TO LET: 3,300 – 131,000 sq ft



baltic place

Baltic Place is a brand new addition to Gateshead Quays offering 131,000 sq ft of Grade A offices. Designed by _Space, it has an outstanding presence within Gateshead Quays, with commanding views over Newcastle Quayside and beyond.

Baltic Place meets the exacting standards required for local, national and international businesses in need of a dynamic working environment in the North East.

Key Features

- BREEAM Excellent
- Impressive double height reception
- 6 x 13 person lifts
- Four pipe fan coil air conditioning
- Floor to ceiling height of 2.7m
- Metal suspended ceiling with LG3 recessed lights on PIA control
- 150mm fully accessible raised floor
- 98 secure basement car parking spaces accessed with barrier control
- Secure basement cycle bays
- Shower facilities
- Male, female and disabled toilet facilities on each floor
- Café
- Manned reception
- 24 hour access



The building's design dominates the view from every angle with two dramatic towers. Full height glazing provides a dynamic pattern which reflects the constantly changing natural light conditions.

After dark, the illuminated towers draw you to a stunning and visually magnetic reception area with glass canopy and revolving doors marking the entrance to Baltic Place.

Both north and south quaysides have been reinvented by recent developments, and have hotels, stylish apartment buildings and warehouse conversions looking out over the river.

south and north



The Tyne is proud of its famous series of bridges. The latest is the award-winning Gateshead Millennium Bridge which forms the convenient link to the Newcastle Quayside from Baltic Place.

soundandvision



Gateshead Quays is rich in culture and the occupiers of Baltic Place are in the perfect position to savour it all.

Next door is the prominent Baltic Centre for Contemporary Art, where spacious galleries, restaurants, bookshop and bar have transformed the lofty Baltic Flour Mill.

Just beyond the Baltic, at the south end of the Tyne Bridge is The Sage Gateshead, a £70 million Music Centre, and the most striking addition to the riverside.

The Sage is attracting performers and attention from around the world, all coming face to face with the new Tyneside. The building is now established as a venue for national and international conferences.



style and flavour

Contented staff and organisational well-being are intricately bound up in a total work experience that should always be a pleasure.

Within 10 minutes' walk:

- Malmaison Brasserie
- Tynebridge Hilton
- Hotel du Vin
- Copthorne Hotel
- Vermont Hotel
- Café 21
- Baltic Café/Bar
- SIX - Baltic's rooftop restaurant
- Café Vivo
- Pitcher & Piano
- The Sage Brasserie
- Crown Posada
- Black Door Brasserie





workandrest

Cycling or jogging on the riverside is ideal for those who prefer a burst of activity – the quayside is part of the C2C National cycleway with the Gateshead Millennium Bridge forming a crossing point on the route.

Within easy reach of Gateshead Quays are Newcastle and Gateshead's museums, cinemas and galleries, the Theatre Royal in elegant Grey Street, Live Theatre, St James' Park football stadium, Gateshead's International Athletics stadium and the MetroCentre's shopping and leisure facilities.

The Angel of the North, on the approach to Gateshead, and Bamburgh Castle on the Northumberland coast are two of many striking landmarks in this beautiful and varied region, where the quality of life is high.



Demographic Summary for Baltic Place

- Tyne & Wear conurbation has a population of 1.38m, 6th largest conurbation in the UK
- Newcastle International Airport is the tenth busiest of the UK's 59 airports with 5.6m passengers per year and over 150 flights per day
- The North East has the lowest commuting time in the country
- 72,000 students at the region's five Universities
- A population of 300,000 within a 15 minute drive
- 600,000 within a 30 minute drive
- 756,000 people with Higher or Lower level qualifications within a 60 minute drive time
- House prices are 26% below the average for England and Wales
- The region is leading the world in genetics with Newcastle having Science City status



toandfro

good connections

The quayside position of Baltic Place is conveniently close to all points for easy travel and communications. Access to surrounding modern public transport systems is excellent, and the quayside is served by an electric shuttle bus, QuayLink, which runs every 10 minutes, connecting Baltic Place with Central Station, the Metro System, Haymarket and Gateshead Interchange.

Baltic Place's neighbours include:

- KPMG
- Ward Hadaway
- Dickinson Dees
- Mott Macdonald
- The Open University
- Gateshead College
- The Mearsk Company
- St James's Place Wealth Management
- The Royal Bank of Scotland



- road:** Gateshead Quays has good access to the A1, to the Tyne Tunnel and to the A69 running west.
- rail:** Newcastle Central Station is on the East Coast main line (between Edinburgh and London, Kings Cross). In 2007, Kings Cross / St Pancras became the terminus of the new, high speed Channel Tunnel Rail Link to Europe.
- air:** Newcastle International Airport is only 20 minutes drive, or around 25 minutes by Metro from Central Station. Newly expanded, the airport now provides routes all over Europe and the UK.
- metro:** Gateshead and Newcastle share an efficient Metro system (47 stations), providing links to the airport, the suburbs, the coast and Sunderland to the south east.
- quayside shuttle:** every 10 mins from outside Baltic Place. The QuayLink electric bus service links both the south and north quaysides to connect with existing bus, metro and train services in Gateshead and Newcastle.
- satnav post code:** NE8 3BA

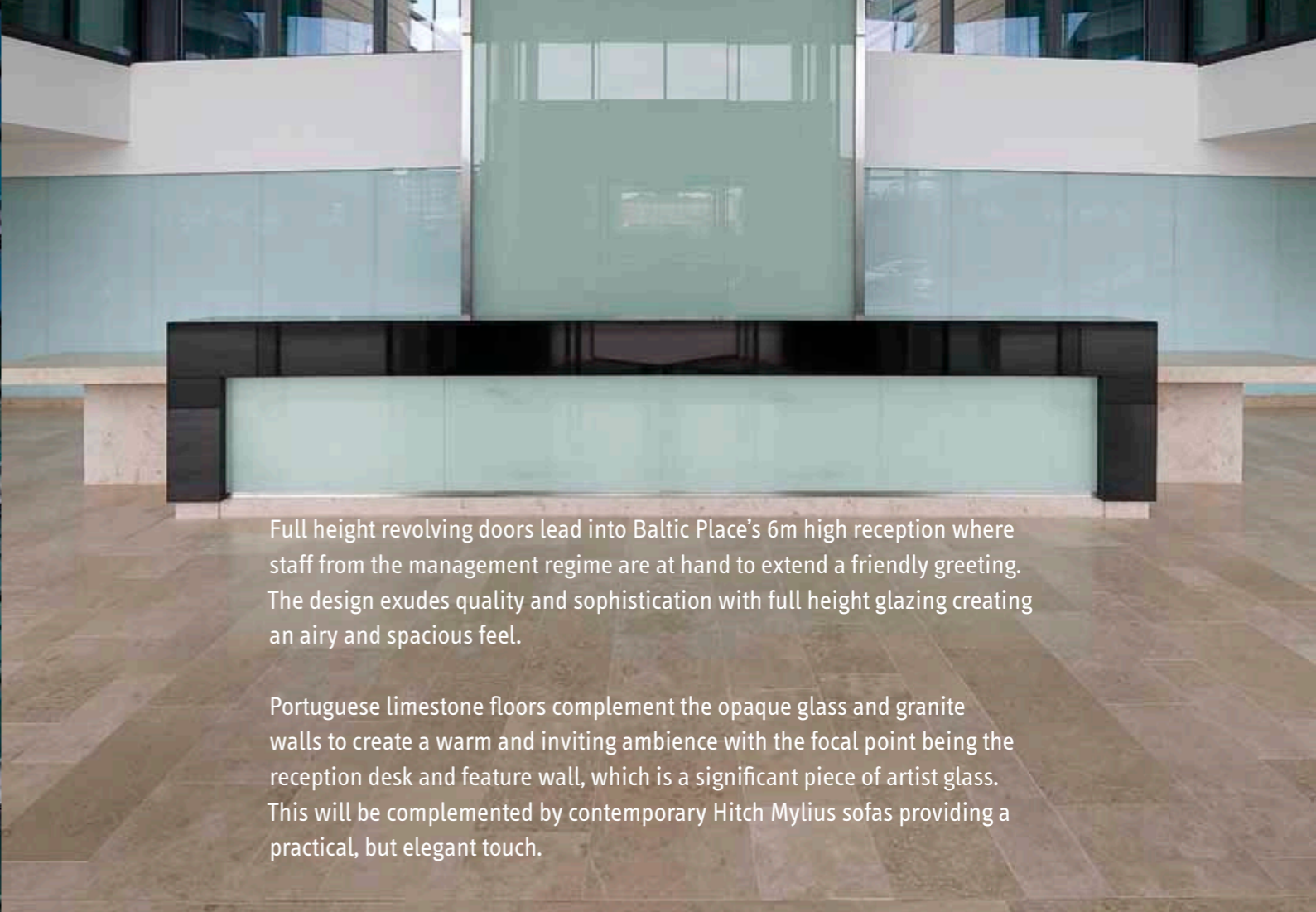




expansive and *visionary*

Baltic Place embraces the highest building and environmental standards, with an 'Excellent' BREEM rating. The top floor's private terrace is perfect for alfresco meetings or simply taking in the fresh air and stunning views of the Newcastle city skyline.





Full height revolving doors lead into Baltic Place's 6m high reception where staff from the management regime are at hand to extend a friendly greeting. The design exudes quality and sophistication with full height glazing creating an airy and spacious feel.

Portuguese limestone floors complement the opaque glass and granite walls to create a warm and inviting ambience with the focal point being the reception desk and feature wall, which is a significant piece of artist glass. This will be complemented by contemporary Hitch Mylius sofas providing a practical, but elegant touch.

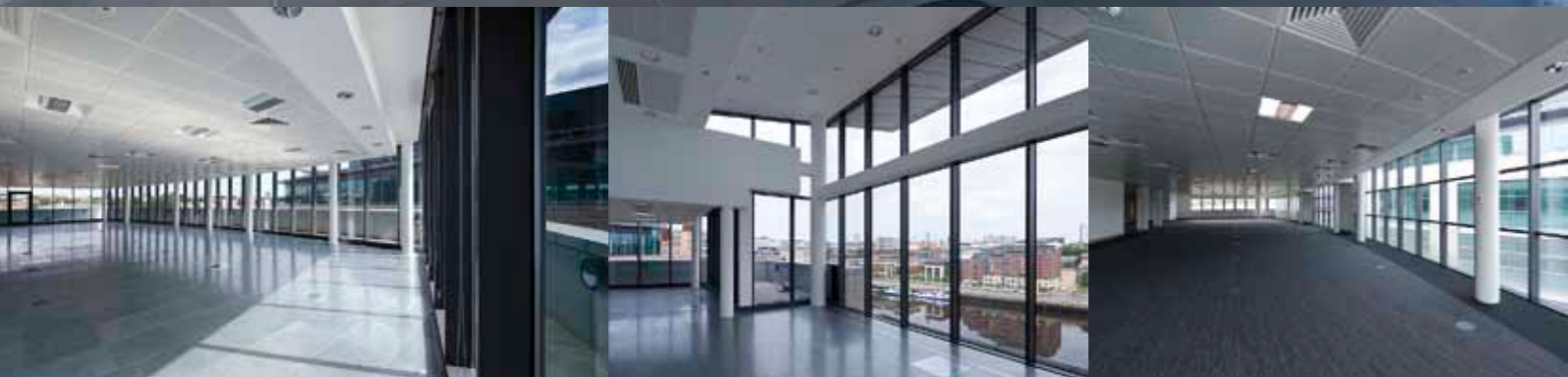


focussed and flexible



The interior concept of Baltic Place is both calm and dynamic. The full drama of the building unfolds on the first floor and above where stunning full-height glazing ensures the appropriate levels of natural light for its occupants.

Each floor of Baltic Place office space provides flexible accommodation, to enable many alternative configurations, including both cellular and open plan layouts.





craftanddetail



highandwide

Baltic Place has been designed to provide a flexible working environment, where space can be readily sub-divided. Floors are suitable for a variety of uses and layouts, all benefiting from air-conditioning and high quality finishes.

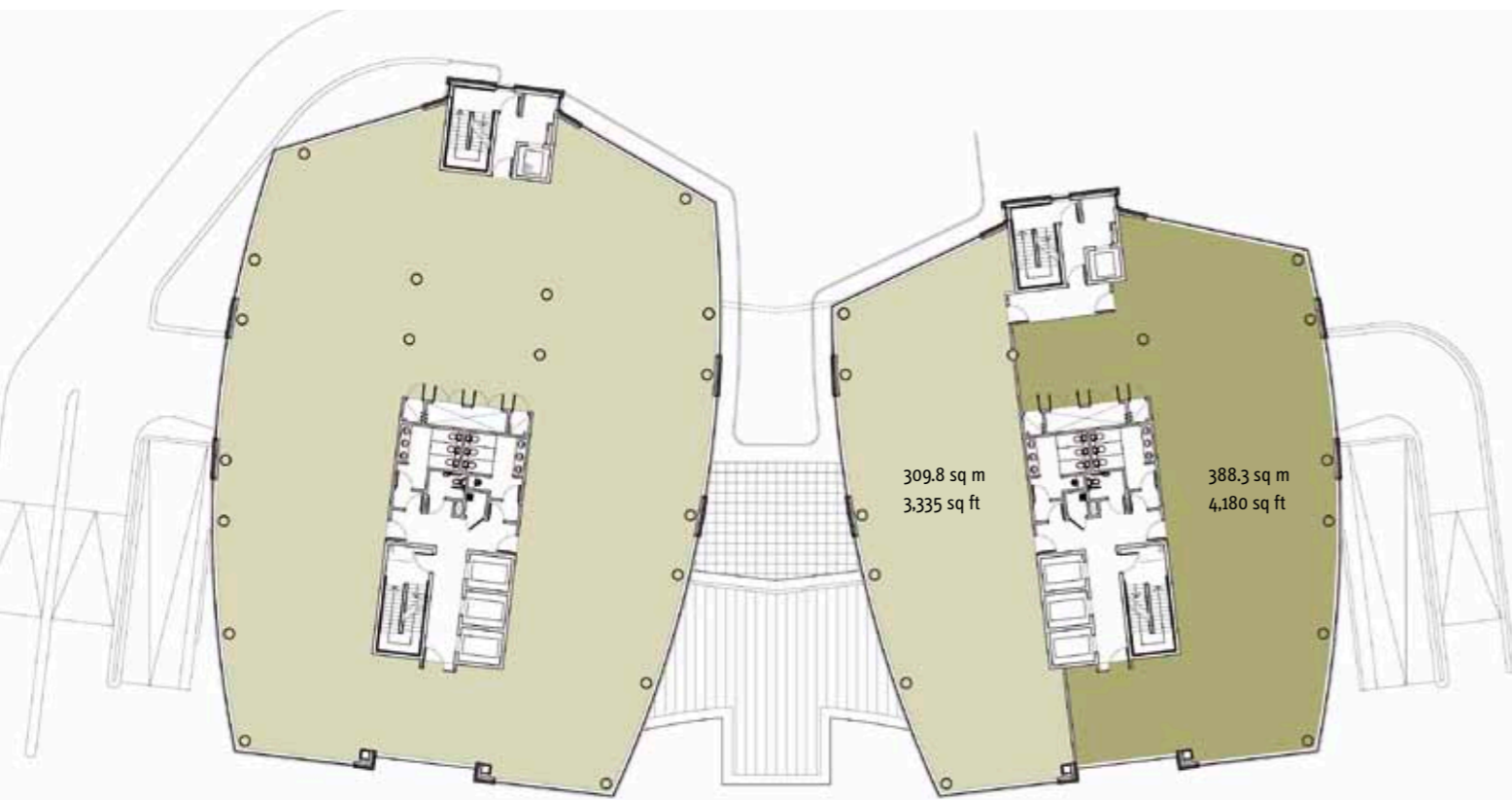


Total lettable area
6,787.7 sq m 73,062 sq ft

BALTIC PLACE EAST

BALTIC PLACE WEST

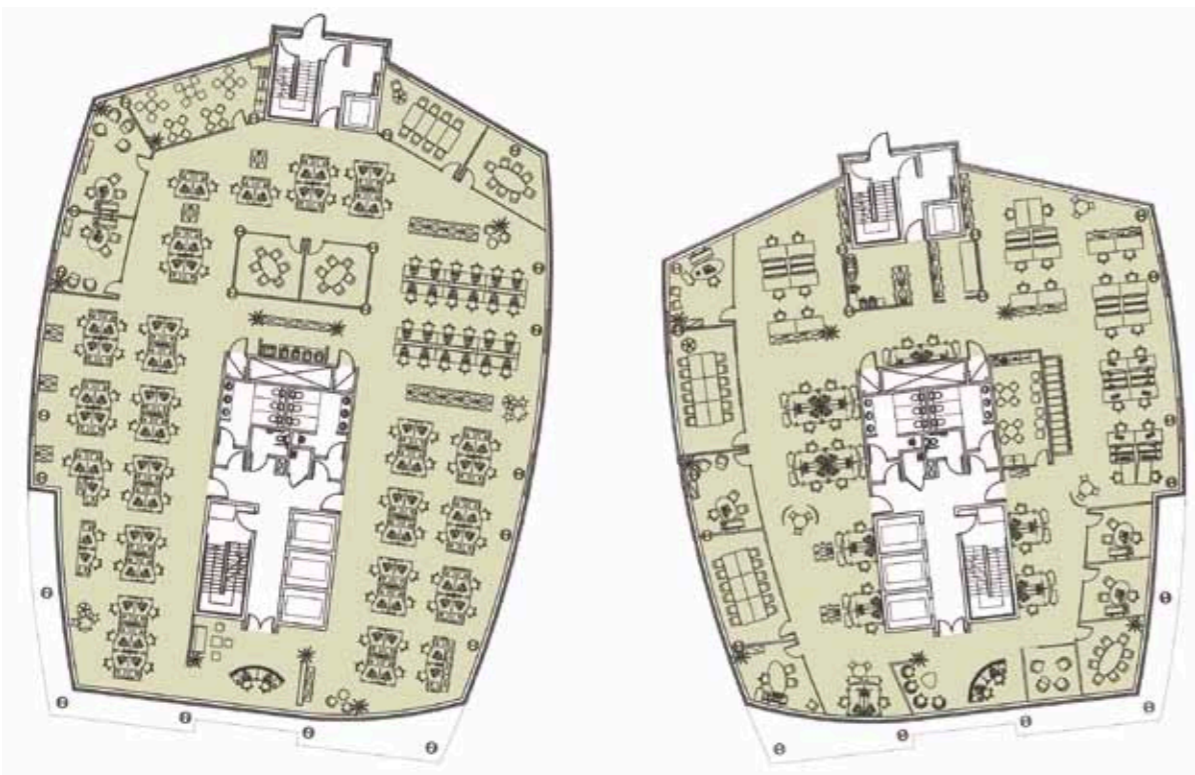
Total lettable area
5,393.5 sq m 58,056 sq ft



EAST – typical office levels 2-7
8777 sq m 9,447 sq ft

309.8 sq m 3,335 sq ft
388.3 sq m 4,180 sq ft

WEST – typical office levels 2-7
7074 sq m 7,615 sq ft
(Showing potential sub-division)



EAST – office level 1
825.8 sq m 8,889 sq ft
Space Planning: Corporate
Head Count: 111
Meeting Rooms: 2 with 8 seats
Cellular Office: 2 with meeting space
Breakout/Vending: 1
Resource Area
Reception Area with seating

WEST – office level 1
655.5 sq m 7,055 sq ft
Space Planning: Creative
Head Count: 46
Meeting Rooms: 4 with 8 seats
2 with 12 seats
Cellular Office: 5 with meeting space
Breakout/Vending: 1
Resource Area
Reception Area with seating



baltic **bp** place

a development by

South Shore Developments Limited
a joint venture partnership between



www.balticplace.com



Misrepresentation Act

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form part of any contract. September 2009

joint agents:



Tony Hordon or Michael O'Driscoll



Tony Wordsworth



Chris Hiatt or Tom Brammell

pair twosome double twins
duo union brace marriage
couple doublet connection
combo diptych duet halves
duplex counterparts deuce
mates fellows match fusion