



**Baltic Place** is a landmark building located on Gateshead Quayside, with stunning views over the River Tyne and across Newcastle Quayside.



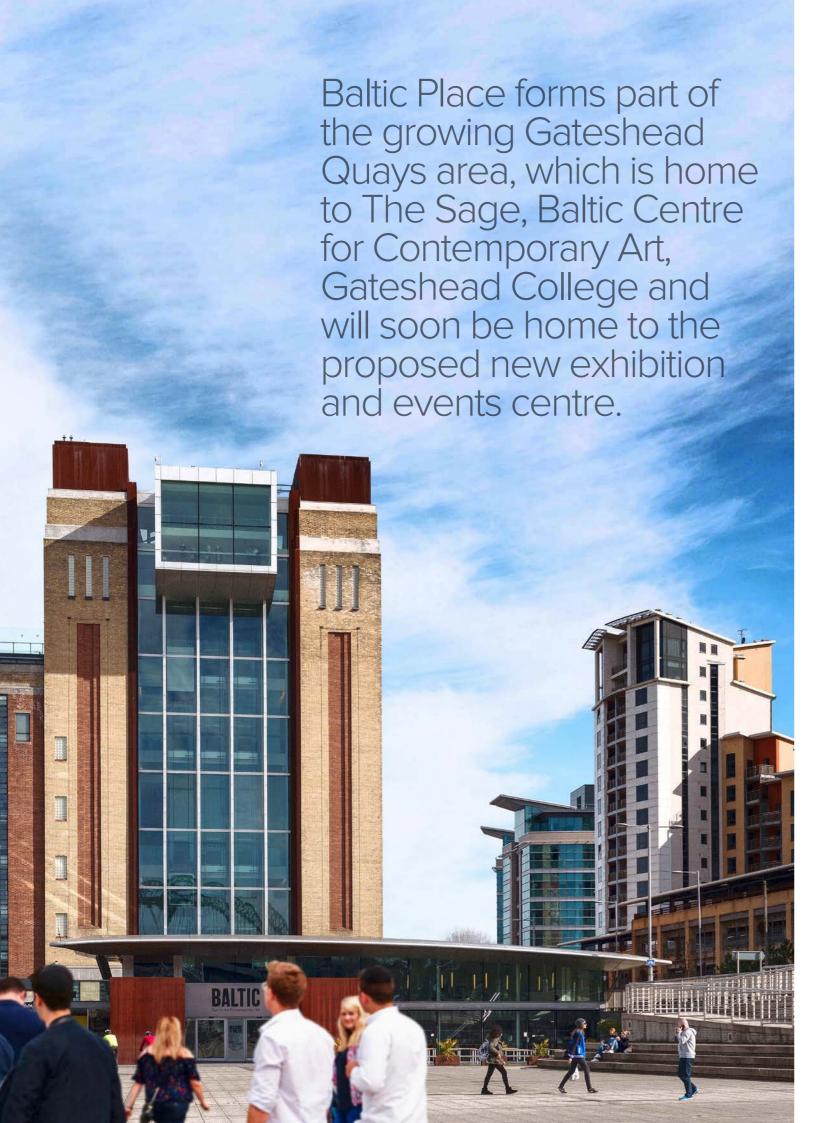




## WORKPLACE

Arranged across two asymmetric towers, the building provides modern open plan office accommodation of the highest quality arranged over eight levels. At ground floor there is a large spacious double height reception area incorporating informal meeting space and a dedicated café area.







### A GROWING PLACE

The building forms part of the growing Baltic Business Quarter, which is home to Gateshead Technology Park, which comprises Northern Design Centre, Baltimore House and the soon to be complete PROTO: The Emerging Technology Centre.

Gateshead is fast becoming an important Tech-Hub with a regional and national importance, with 30% more technology employees than the national average, and forecast growth of 47% in the tech sector over the next 5 years, Baltic Place provides an excellent environment in which to locate your business.



Northern Design Centre





### A VIBRANT PLACE

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.



Sateshead Town Centr



# THE PERFECT **PLACE**





















### A SPECTACULAR PLACE

The building boasts a spectacular double-height glazed entrance foyer with a generous reception, café and break-out area on the ground floor.

The office accommodation provides large open plan floor plates configured around a central core. The specification of the building includes:

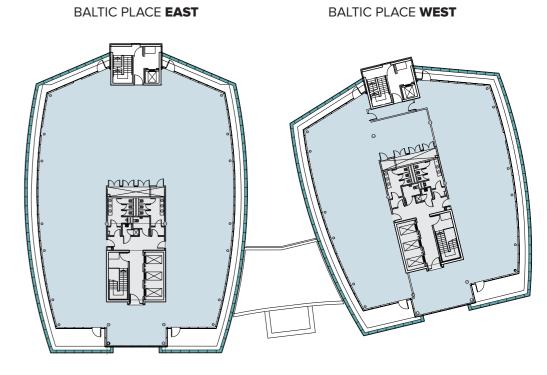
- Four-pipe fan coil air conditioning
- Floor-to-ceiling height of 2.7m throughout
- Metal tiled suspended ceilings
- LG2 compliant recessed lighting with PIA control
- 150mm full access raised floor
- 6 x 13 person passenger lifts
- BREEAM Excellent rating
- Male, Female and accessible toilets on each floor
- Shower facilities
- 98 secure basement car parking spaces with barrier control
- 180 space surface car parking with barrier control
- Secure access controlled cycle store
- Café facility at ground floor
- Manned reception
- 24-hour access

The building benefits from a Low Energy Design, with the benefit of night-time ventilation to reduce cooling loads during hot daytime period and exploiting passive pre-heating of fresh air using exhaust heat recovery technology.

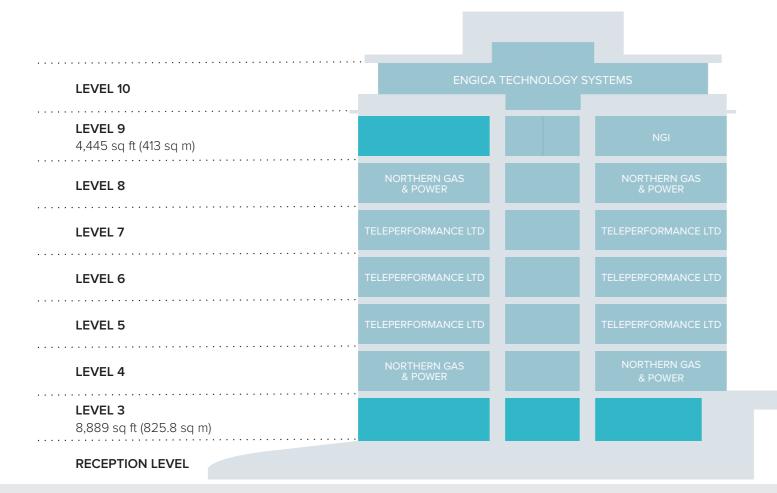


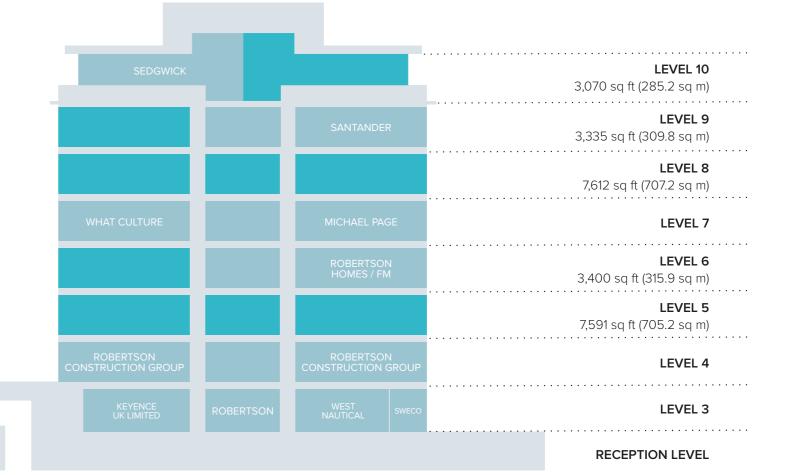
YOUR WORK **PLACE** 





The available office suites are as follows:





TOTAL AVAILABLE AREA

13,334 SQ FT (1,238.8 SQ M)

BALTIC PLACE **EAST** 

**BALTIC PLACE WEST** 

TOTAL AVAILABLE AREA **25,008 SQ FT (2,323.3 SQ M)** 





## **EVERYTHING IS IN PLACE**

#### **TERMS**

The premises are offered on a new effective Full Repairing and Insuring basis for a term to be agreed.

#### **RENT**

The offices are offered at a competitive rent, details available upon request.

### **RATING**

The office suites will need to be reassessed for rating purposes. Based on other assessments within the building, it is estimated that rates payable will be in the region of £6.48 per sq ft.

Further enquiries should be made to Gateshead Council with regards to Business Rates.

#### **SERVICE CHARGE**

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building. The service charge payable is competitive and further details are available upon request.

#### EPC

The building has an EPC rating of C 68. Further details are available on request.





Gateshead Quayside NE8 3AE

### TAKE YOUR PLACE

For more information please contact joint agents:



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