



## Top Quality Office Space

3,855 Sq Ft (358 Sq M) – 8,845 Sq Ft  
(822 Sq M)

- High profile offices on Baltic Quarter
- Fully fitted ready for immediate occupation
- Meeting rooms and kitchen facilities
- On site tenant amenities
- New lease available

For further information please contact:

Chris Pearson  
E: chrisp@naylorsgavinblack.co.uk  
DD: 07834328678

Jessica Ross  
E: jessica@naylorsgavinblack.co.uk  
DD: 07702528881

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
Naylorsgavinblack.co.uk

**BUSINESS  
GATESHEAD.**

## **Location**

The property is at the front of the Baltic Quarter, the new regeneration area for Gateshead City Centre. The building was completed in 2020 to the highest office specification. The location is on the east side of Quarryfield Road directly opposite Gateshead College and adjacent to the PROTO Building the UK centre for Emerging Technology and the Northern Design Centre. The buildings overlook the Gateshead Quays area including The Glasshouse International Centre for Music. There is direct linkage to Newcastle Quayside via the Gateshead Millennium Bridge.

## **Description**

Premium quality office building celebrated for its striking modern architecture which has the benefit of the following specification:

- Air conditioning
- Raised floors
- Carpeting
- LED light fittings
- Contemporary fitout style with exposed services
- 23 car spaces (included in the rental)
- On site tenant amenities including showers and bike storage
- 'Hang Out' and 'The Quayosk' on site catering facilities

## **Accommodation**

The accommodation available is on the fourth floor totalling 8,845 sq ft. The suite is available in two suites of 3,855 sq ft and 4,990 sq ft.

## **Terms**

A new lease is available for a term by arrangement.

## **Rent**

The current passing rent is £206,976.63 per annum exclusive equating to £23.40 psf. This includes the rent for the car parking spaces.

## **Service Charge**

The current service charge budget equates to £7.93 psf.

## **EPC**

The property has a rating of A(16).

## **Rateable Value**

The premises will need reassessing for rating purposes. The current assessment equates to £7.86 psf.

## **Legal Costs**

Each party to be responsible for their own legal costs incurred in this transaction.

## **VAT**

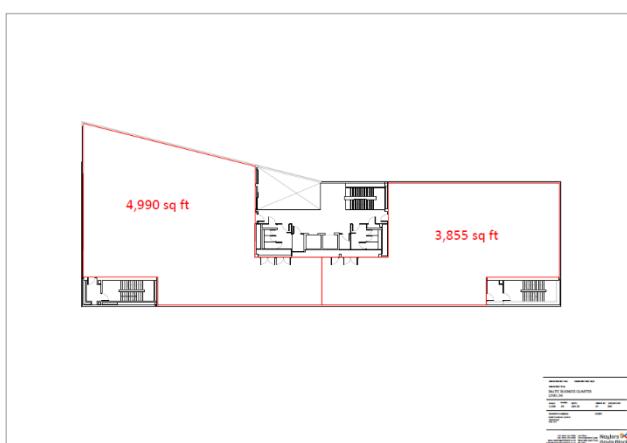
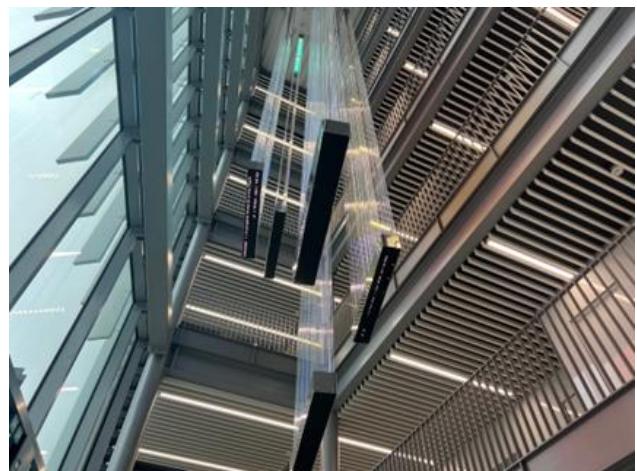
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## **Code of Practice**

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

**TO LET**

**The Riga Building, Quarryfield Road,  
 Gateshead, NE8 3DF**



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order