



**TO LET**  
**Grade A Offices**  
Options available  
from 620 sq m (6,671 sq ft)  
to 2,015 sq m (21,695 sq ft)

**ONE** Trinity Gardens  
Broad Chare, Quayside  
Newcastle upon Tyne NE1 2HF



**One Trinity Gardens** is ideally situated on Newcastle's world-famous Quayside which has been transformed over recent years to provide an area bustling with life. Many top businesses now base offices here, taking advantage of the wonderful location with its iconic views of the Tyne and Millennium Bridge together with the Sage Music Centre and the Baltic Centre for Contemporary Art.

### Location

The Quayside provides a wealth of cultural and leisure facilities including hotels, restaurants and bars, and adjacent to One Trinity Gardens the Live Theatre has recently been refurbished.

Staff can take advantage of the Tesco store on site whilst Quaylink is a hybrid bus link from the Quayside to Newcastle's main shopping area.

Other occupiers within One Trinity Gardens include Allied Irish Bank, Bond Dickinson, Deloitte, RBS, St James Place Wealth Management, Aecom, Nomad Digital, Silk Law and BNP Paribas Real Estate.

### Description

One Trinity Gardens is one of Newcastle's premier office buildings, offering Grade A accommodation in a superb setting. The magnificent entrance includes a stunning full height central glazed atrium set behind a distinctive circular garden feature with a central sculpture. The Quayside multi-storey car park immediately opposite provides up to 500 car park spaces with provision for cycle parking.

### Accommodation

The office space options provide either the 4th Floor as a whole or in part, as it is capable of sub-division, and/or the 6th Floor, currently planned to be refitted.

The 6th floor is within the mansard of the building with a ceiling height of 2.4m and will provide creative quirky space at a very competitive rent for a Quayside office address.

	Net Internal Floor Areas		Current RV	2017 RV
4th floor	2,015 sq m	(21,695 sq ft)	£452,500	£387,500
6th floor	620 sq m	(6,671 sq ft)	£97,000	£83,000

The floor areas have been calculated in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6th Edition.

### Energy Performance Certificate

EPC has been instructed and will be available on request.

### Terms

The accommodation is held by way of existing leases and is available by way of sub-lease or, in the case of a whole floor, by assignment of the existing lease.

### Rent

Upon application.

### Service Charge

There is a building service charge covering the upkeep of the building including the 24-hour manned reception. Further details on request.

### VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

### Legal Costs

Each party is to be responsible for their own legal costs incurred within any transaction.





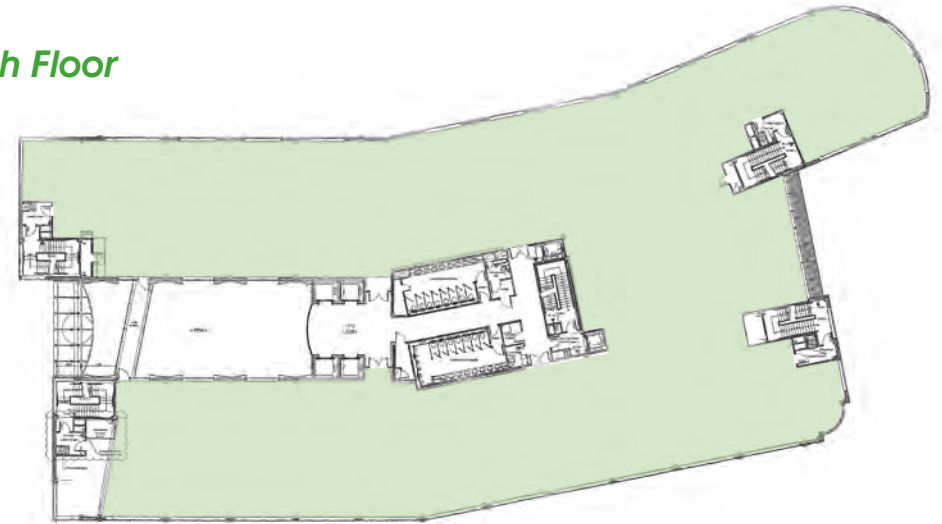
## Specification

- Fully fitted self-contained offices
- Car park spaces:
  - 4th floor – up to 21 spaces
  - 6th floor – 7 spaces
- Fully carpeted
- Comfort cooling and natural ventilation
- Full access raised floors
- Generous floor to ceiling height of 3m on the 4th floor
- LG3 lighting complemented by good natural light
- Data cabling throughout
- Access to terrace on 6th floor
- Quayside views

View from 6th floor terrace



### 4th Floor

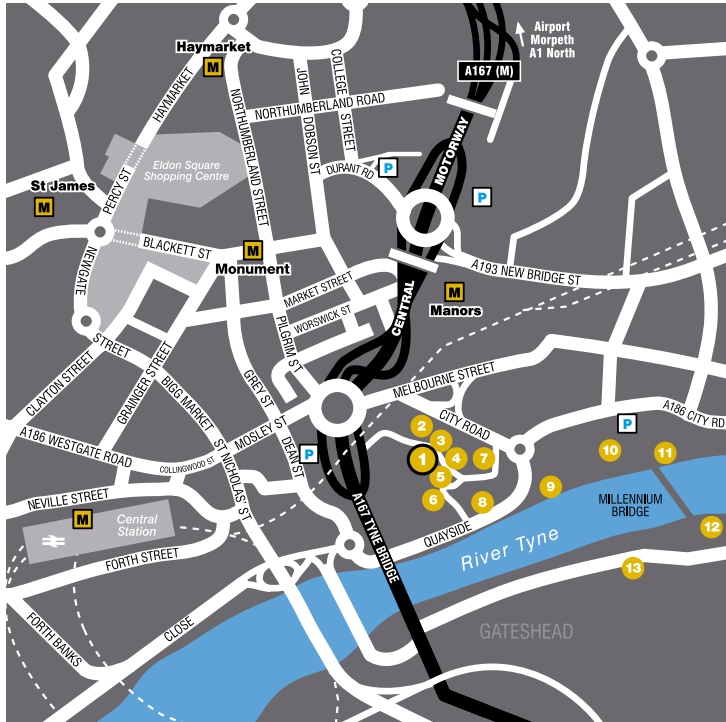


### Proposed 6th Floor



### A Landmark Location





- 1 ONE TRINITY GARDENS
- 2 Quayside car park
- 3 Piccolino
- 4 Café 21
- 5 Tesco Express
- 6 Cafè Vivo
- 7 Travelodge
- 8 Law Courts
- 9 Quaylink bus stop
- 10 Malmaison Hotel
- 11 Pitcher & Piano
- 12 Baltic Arts Centre
- 13 Sage



## Viewing

Strictly by prior appointment via joint sole agents:

**Aidan Baker**

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