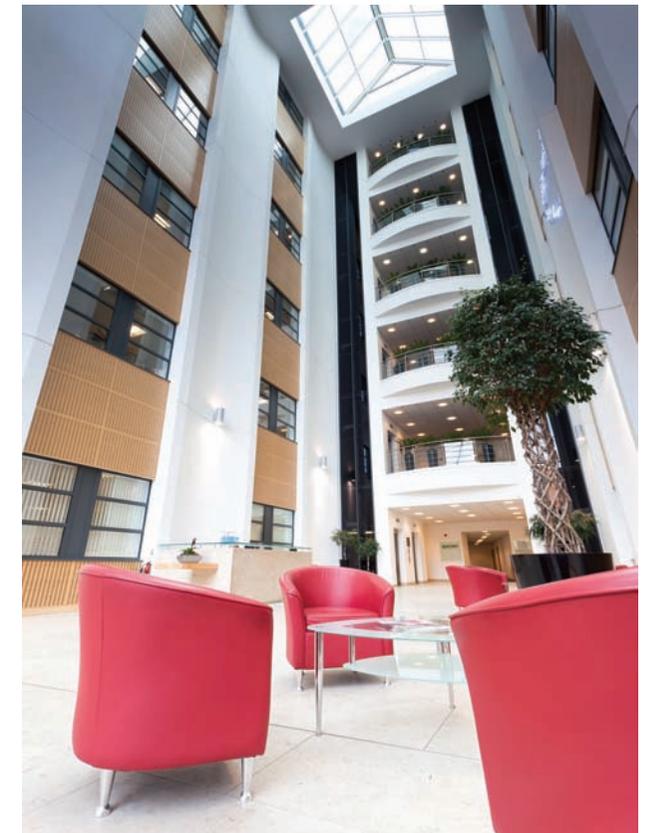


# One Trinity Gardens

Broad Chare, Newcastle upon Tyne NE1 2HF

**TO LET** Grade A office suites

497.8 sq m (5,358 sq ft) / 314.5 sq m (3,385 sq ft)



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**COMING SOON**



# One Trinity Gardens

Broad Chare, Newcastle upon Tyne NE1 2HF

## Situation

One Trinity Gardens is a landmark office building located in the heart of Newcastle's Quayside directly adjacent to the Law Courts just 0.5 miles east of Newcastle Central Station and 0.2 miles south of Manors Metro Station. Other tenants at Trinity Gardens include Bond Dickinson, Deloitte, RBS, Allied Irish Bank, BNP Paribas Real Estate and Silk Family Law. There is also the benefit of a Tesco Express store on the ground floor.

## Accommodation

The available office suites are as follows:

Second Floor	314.5 sq m	3,385 sq ft
First Floor	497.8 sq m	5,358 sq ft

## Specification

- Unique external design incorporating a mixture of glazing, steel, stone and brick
- Magnificent full height glazed central atrium
- High quality 24-hour manned reception
- Comfort cooling
- Full access raised floors
- Generous floor to ceiling height of 3m
- LG3 lighting complemented by good natural light
- Male, female and disabled toilet facilities
- Shower facilities
- 3 car parking spaces
- Adjacent to the Quayside multi-storey car park with permits available

## Terms

Upon application.

## Rates

The office suite would need to be reassessed for rating purposes.

## 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, figures available upon request.

## EPC

The property has an EPC rating of D-94.

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VAT

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

# COMING SOON

Chris Pearson

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Chris Dent

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## Viewing

Strictly by appointment through the joint agents.

**MISREPRESENTATION ACT 1967:** The joint agents for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither the joint agents nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. **June 2016. Alamo Design 01924 471114.**