

TO LET

EQ5

Newcastle Quayside NE1 2BH

Highly sustainable fully refurbished
Grade A office accommodation located
at the gateway to Newcastle Quayside.

Available June 2024



INTRODUCTION

Constructed in 2008, East Quay 5 provides a total of 35,000 sq ft of prime Grade A open plan office accommodation at the gateway of Newcastle Quayside and is one of the City's most recognised locations.

The property offers regular floorplates and floor to ceiling glazing offering spectacular views across Newcastle Quayside and its' famous bridges.

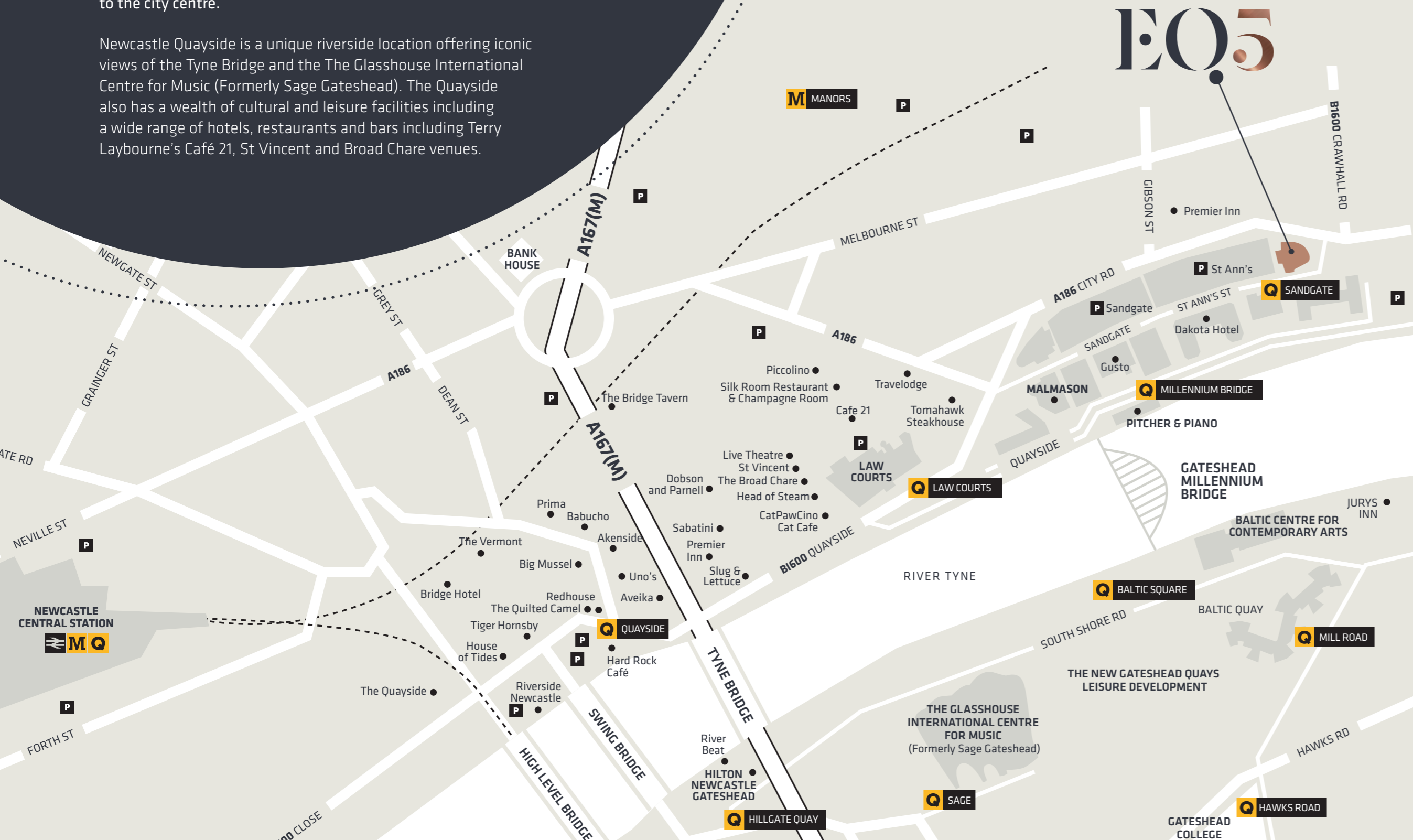
The refurbishment works have included the introduction of a new contemporary reception area, open plan floorplates with fully exposed services together with additional secure cycle storage, with high quality shower and changing facilities and communal meeting room facilities.

ENVIABLE QUAYSIDE LOCATION

East Quay 5 is strategically positioned at the eastern gateway to Newcastle Quayside at the junction of City Road (A186) and St Ann's Street and forms a landmark building at the entrance to the city centre.

Newcastle Quayside is a unique riverside location offering iconic views of the Tyne Bridge and the The Glasshouse International Centre for Music (Formerly Sage Gateshead). The Quayside also has a wealth of cultural and leisure facilities including a wide range of hotels, restaurants and bars including Terry Laybourne's Café 21, St Vincent and Broad Chare venues.

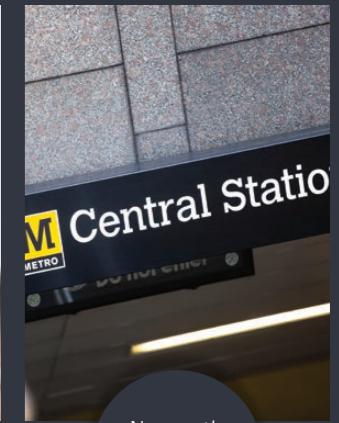
Access to the Quayside is excellent with a dedicated Quaylink bus service connecting the area to the City Centre, Central Station and Gateshead Quays. Metro access is available within a short walking distance via Manors Metro Station, and the Quayside itself provides excellent cycle and pedestrian access. Car parking provision is very good, with the St Ann's MSCP directly adjacent, and further parking available within a short walk.



Quaylink bus services

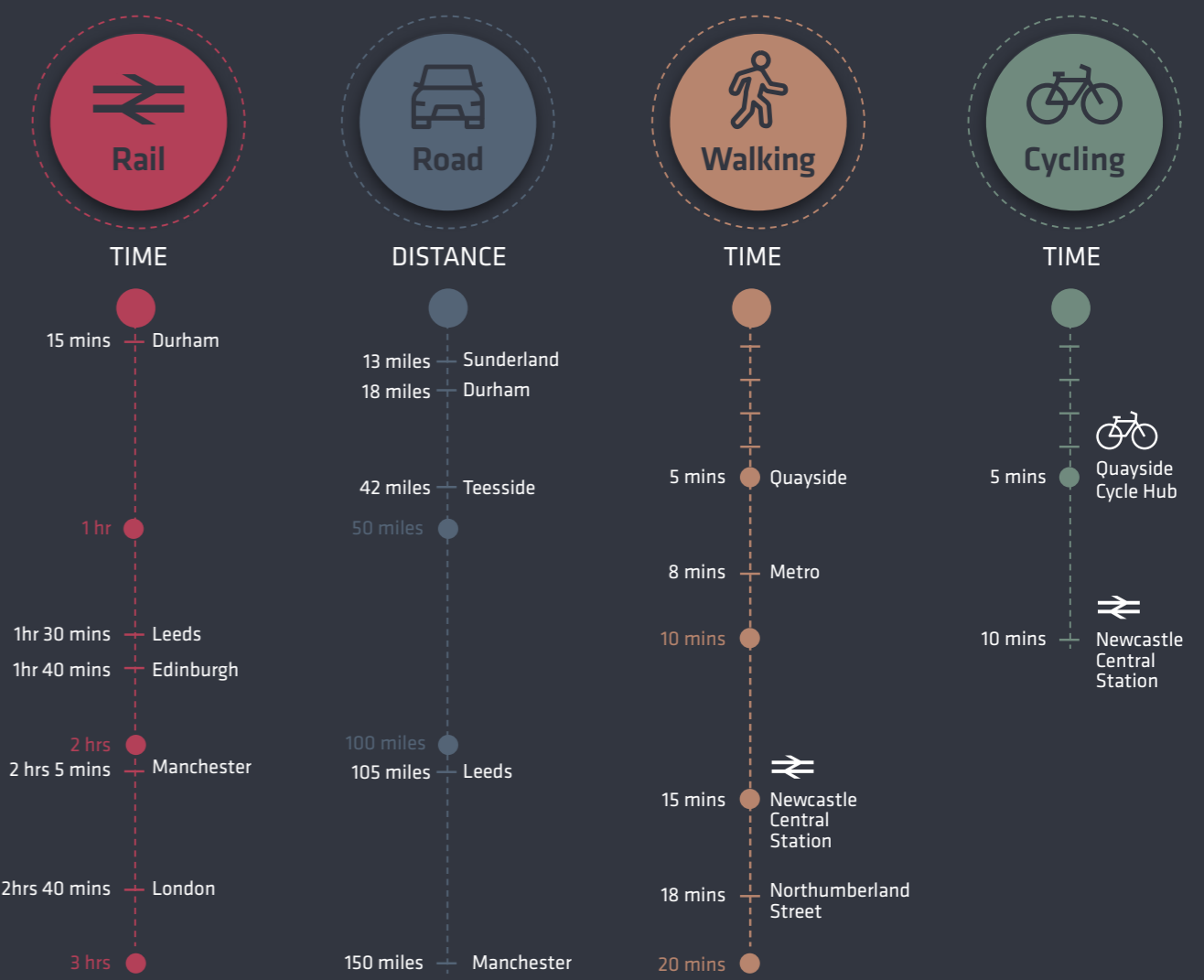


Broad Chare venue



Newcastle Central Station

Travel distances and journey times



Quaylink Bus Service

DESCRIPTION

East Quay 5 provides a total of 35,000 sq ft of prime Grade A fully refurbished accommodation with contemporary fully exposed services, LED lighting and a brand new VRF air conditioning system controlled by air source heat pumps.

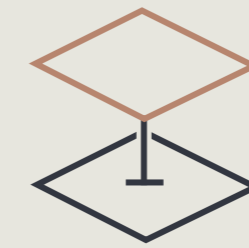
The property features a new contemporary reception area leading to two 13 person lifts which provides access to all floors. There are communal bookable meeting room facilities located next to reception along with access to the enhanced End of Journey facilities with secure cycle storage, changing areas and shower facilities.

In addition each floor benefits from dedicated Male, Female and Disabled toilets including shower facilities.

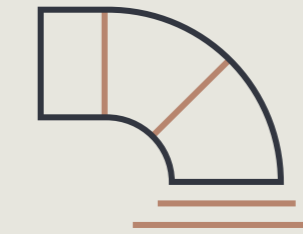


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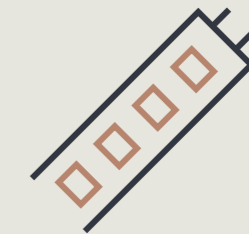
The available accommodation benefits from the following specification:



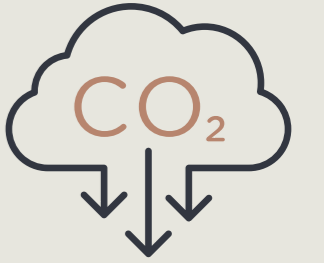
Full access raised flooring (150mm clear void)



Exposed services



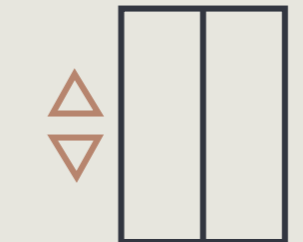
LED strip lighting



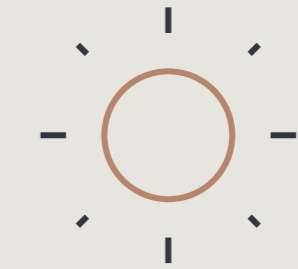
Targeting Net Zero Carbon



New VRF Cooling & Heating



Two x 13 person passenger lifts



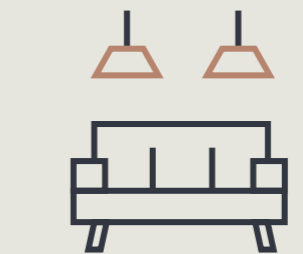
Excellent natural lighting with floor to ceiling glazing



Reduction in embodied carbon through re-design



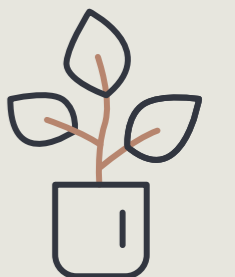
Generous ground floor reception and break out area



Refurbished common areas



New shower and changing facilities



Biophilic design in common areas



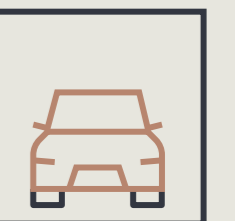
Secure cycle store



Wiredscore Platinum rating



Target EPC A rating



68 secure car parking spaces

EQ5

EXCEPTIONAL. QUALITY

Open plan
floorplates with fully
exposed services



EQ5 embraces
sustainability and
a 'Green' approach
within the workplace



Secure
cycle stores

New shower and
end of journey
changing facilities

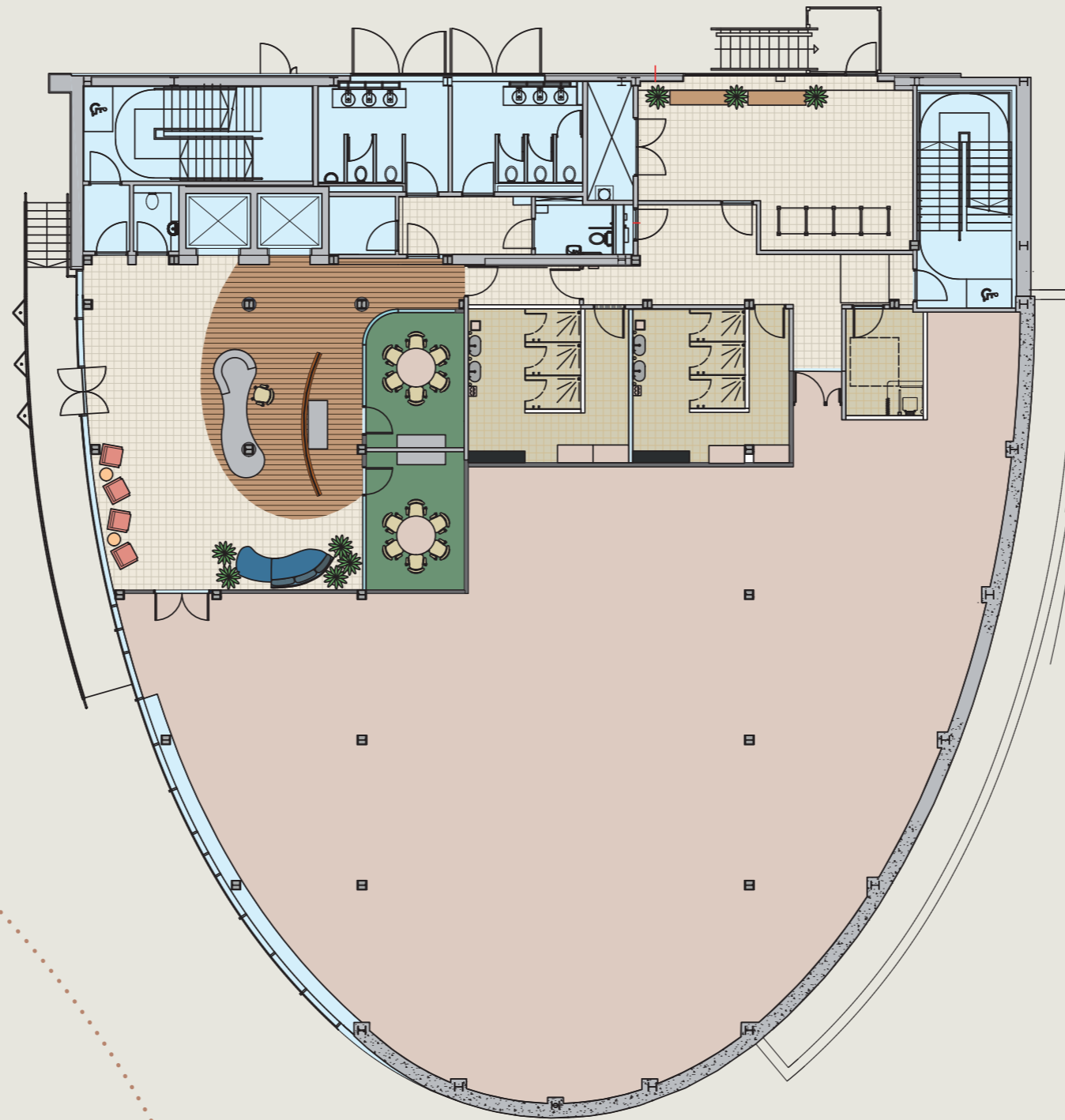


ACCOMMODATION

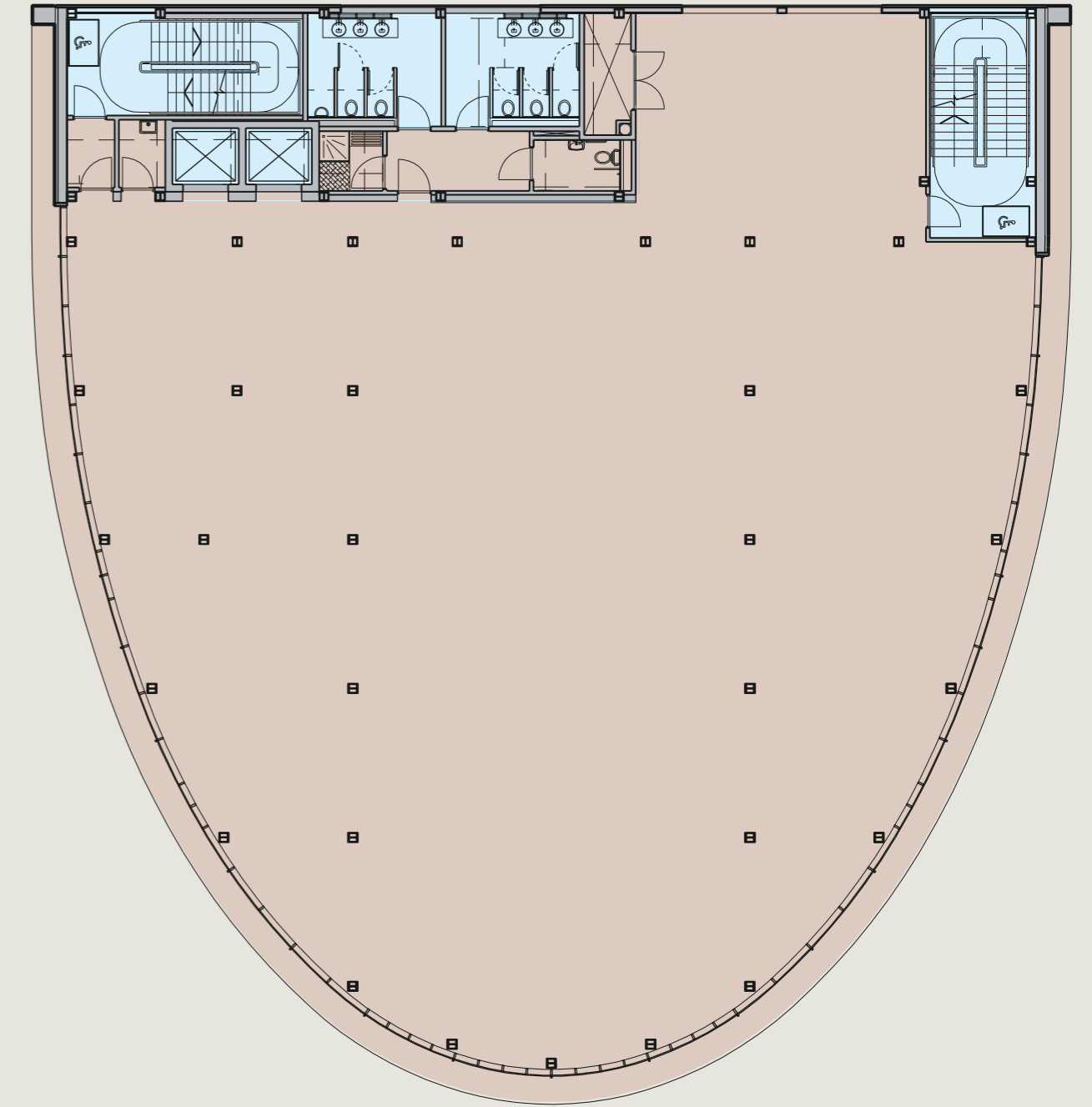
Net Internal Areas (NIA) as follows:

ACCOMMODATION	SQ M	SQ FT
Ground Floor	464.51	(5,000)
First Floor	654.60	(7,046)
Second Floor	651.90	(7,017)
Third Floor	654.22	(7,042)
Fourth Floor	654.69	(7,047)
TOTAL	3,079.92	(33,152)

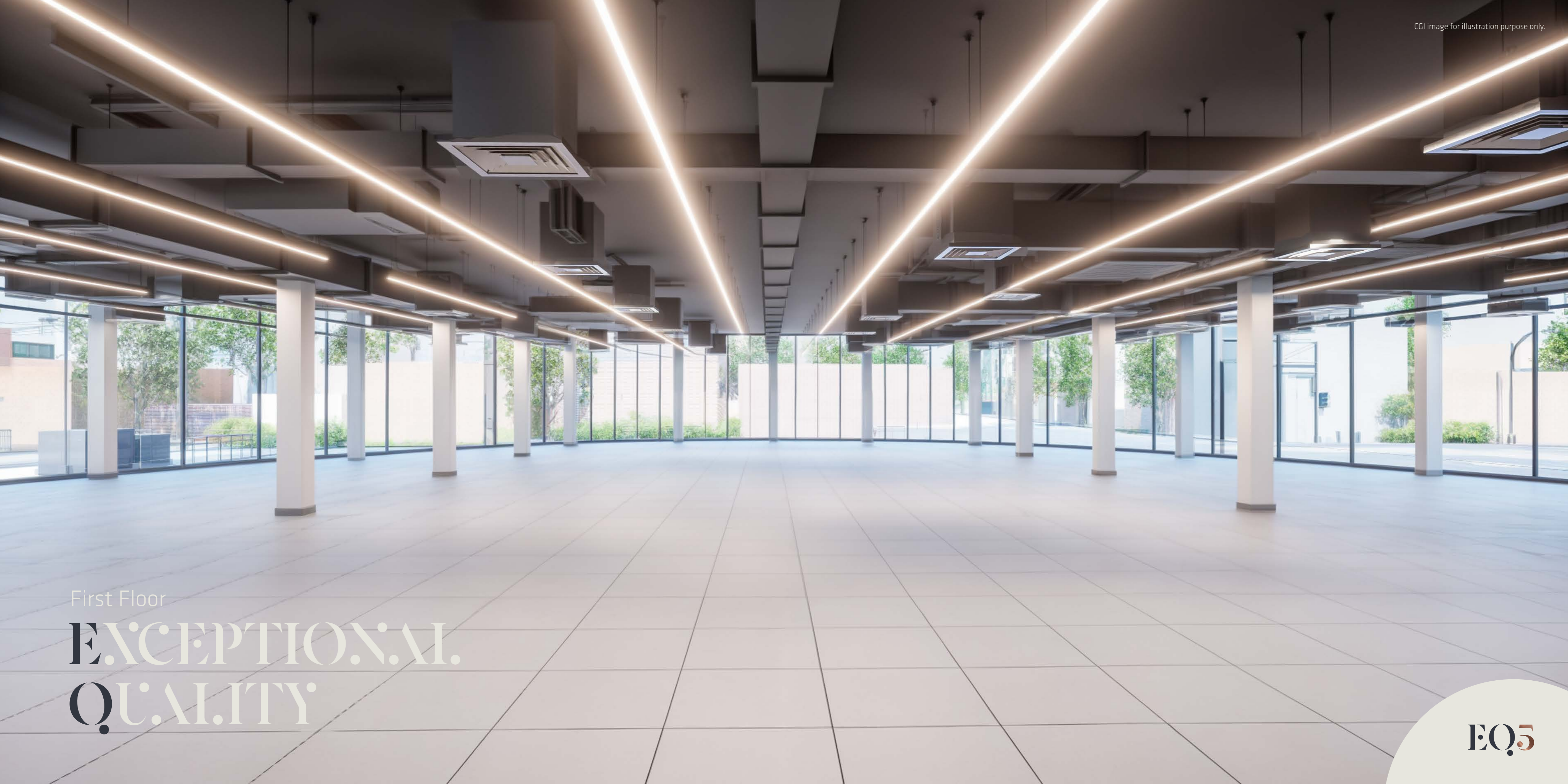
Ground Floor



Typical Upper Floor



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First Floor

EXCEPTIONAL
QUALITY

EQ.5



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Lease Term

The accommodation is available as a whole, floor by floor or as a part floor subject to agreement by way of a new effective FRI lease for a term to be agreed.

Financial Terms

Please contact the agents for further information on pricing, Business Rates and Service Charge.

Energy Performance

The refurbishment has ensured the highest possible Energy Efficiency within the building, and following completion of the refurbishment works, the building is no longer reliant on gas, and will be re-assessed.

We envisage a target EPC A rating.
Please contact the agents for further information.



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For further details on the property, please contact sole agents below:



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