

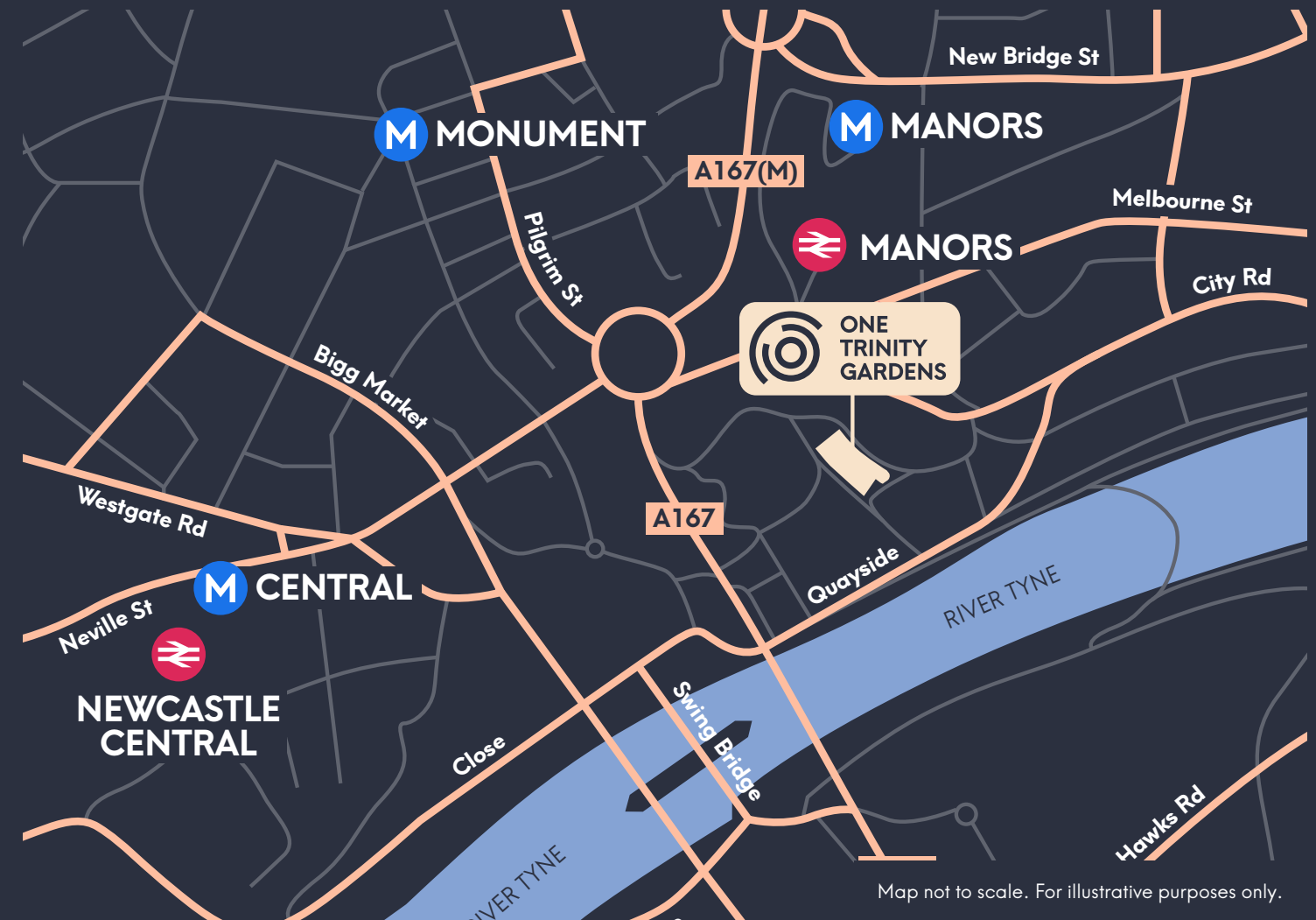


GRADE A OFFICE SUITES TO LET
BROAD CHARE, NEWCASTLE UPON TYNE NE1 2HF



**GRADE A OFFICE SUITES TO LET
FROM 3,376 SQ FT
TO 10,365 SQ FT**





Map not to scale. For illustrative purposes only.



LOCATION

One Trinity Gardens occupies a prime position in the heart of Newcastle's Quayside, adjacent to the Law Courts. The Quayside is home to many businesses with the advantage of iconic river views of the Tyne and Gateshead Millennium Bridge, together with music centre, Sage Gateshead, and BALTIC Centre for Contemporary Art.

The Quayside has wide-ranging cultural and leisure facilities including:

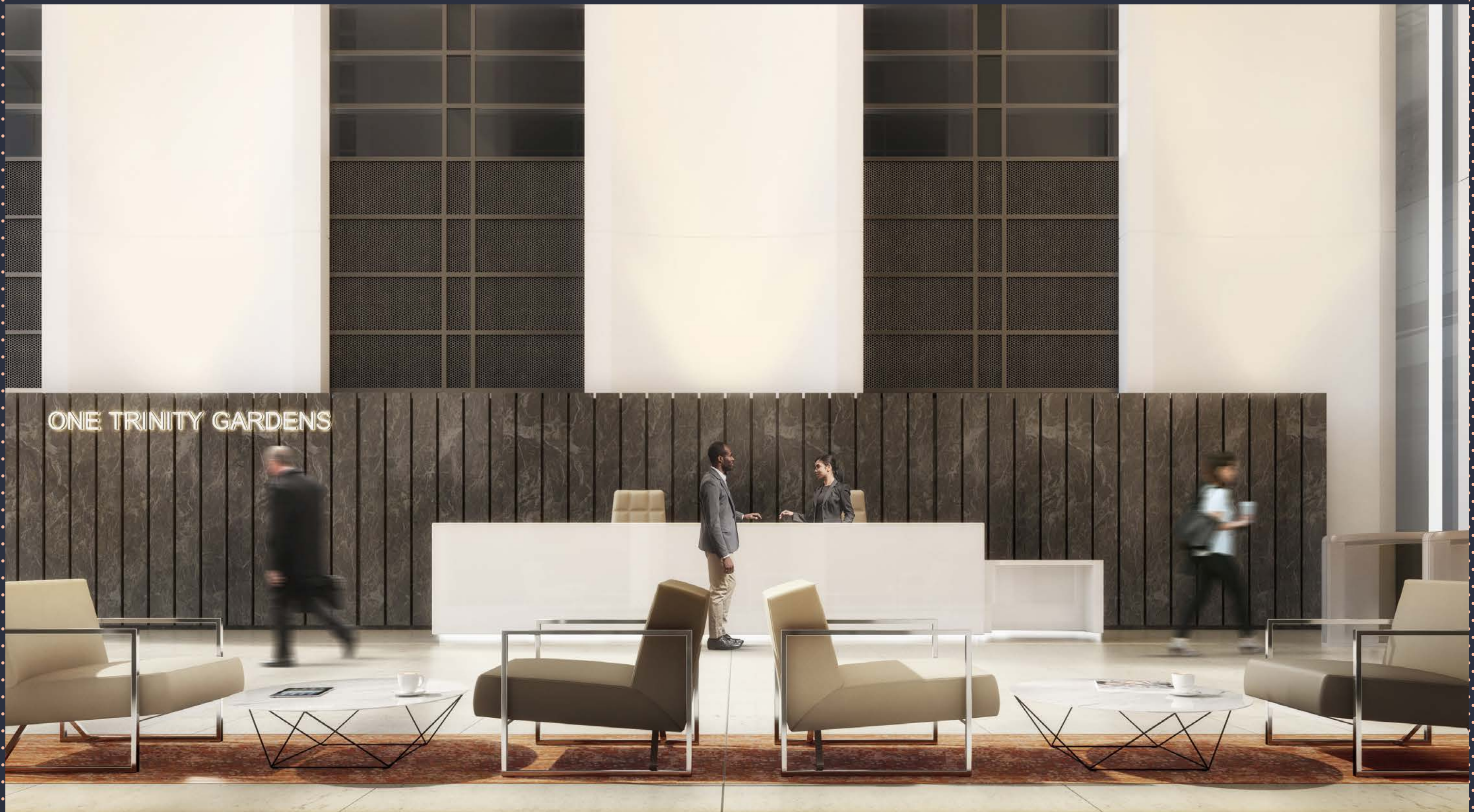
- Malmaison
- Café 21
- The Broad Chare
- Pitcher & Piano
- Live Theatre

Other tenants at Trinity Gardens include Womble Bond Dickinson, Deloitte, RBS, Allied Irish Bank, BNP Paribas Real Estate, Coutts and Silk Family Law. There is also the benefit of a Tesco Express store on the ground floor.

SITUATION

The property is located just 0.5 miles east of Newcastle Central Station and is 0.2 miles south of Manors Metro Station. The QuayLink bus stops just outside of the Law Courts.

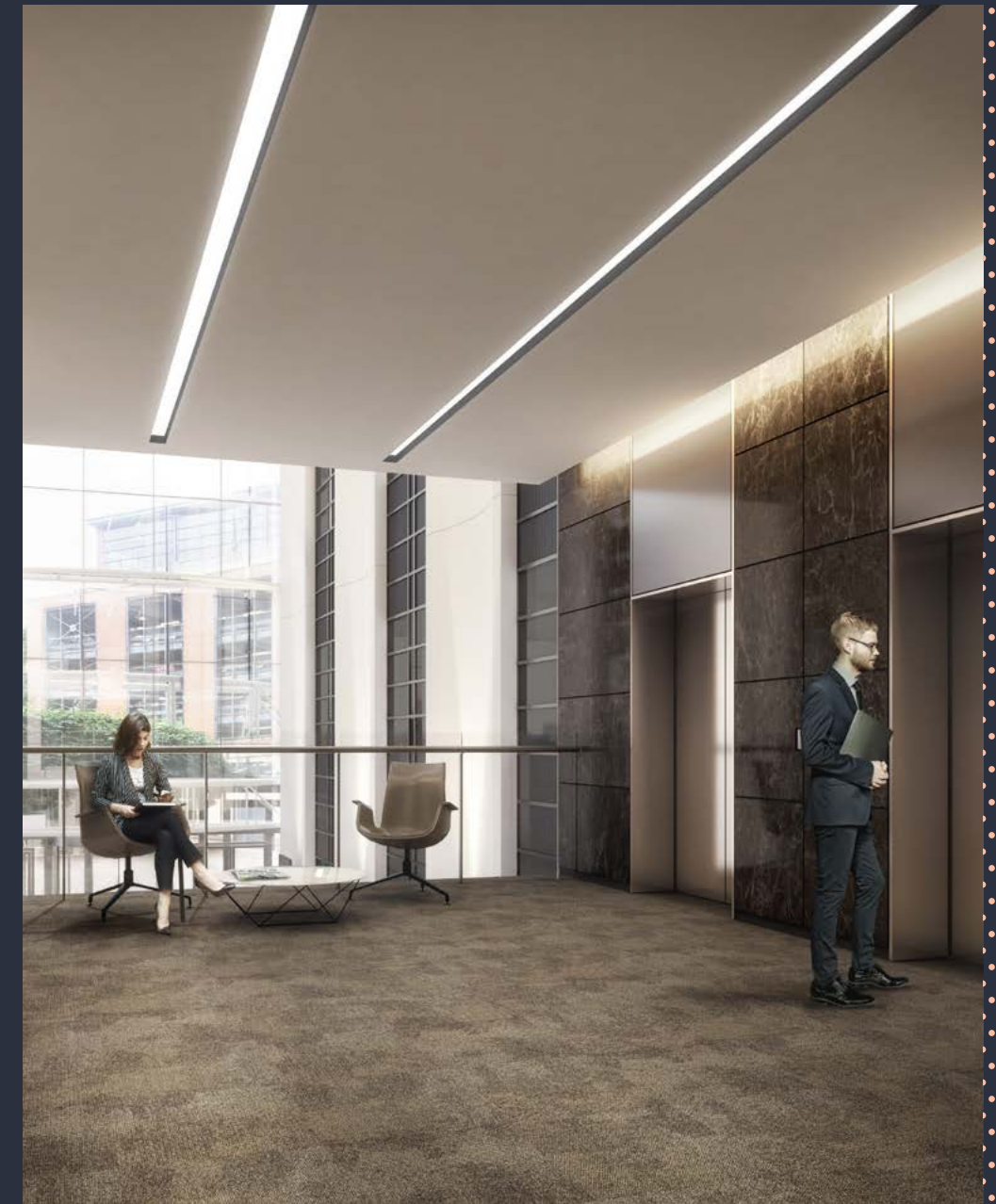
The A167 nearby links with the A1(M), the A194(M) and A69 and Newcastle International Airport is only 6 miles away.



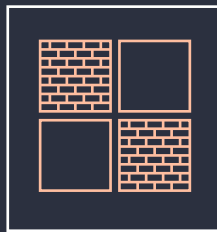
ONE TRINITY GARDENS

Significant refurbishment works will transform the reception to create a contemporary welcome experience.

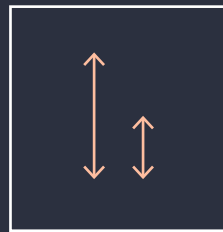
Indicative CGI. For illustrative purposes only.



SPECIFICATION



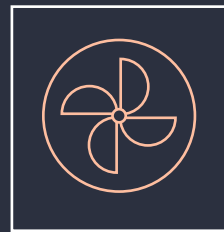
Unique external design



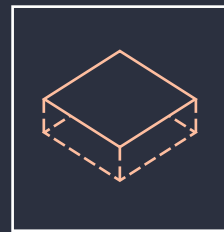
Full height glazed central atrium



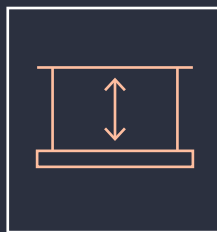
24-hour manned reception



Comfort cooling



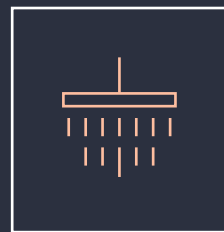
Full access raised floors



Generous floor-to-ceiling height of 3m



LED lighting complemented by good natural light



Male, female and disabled toilets with shower facilities



Car parking available

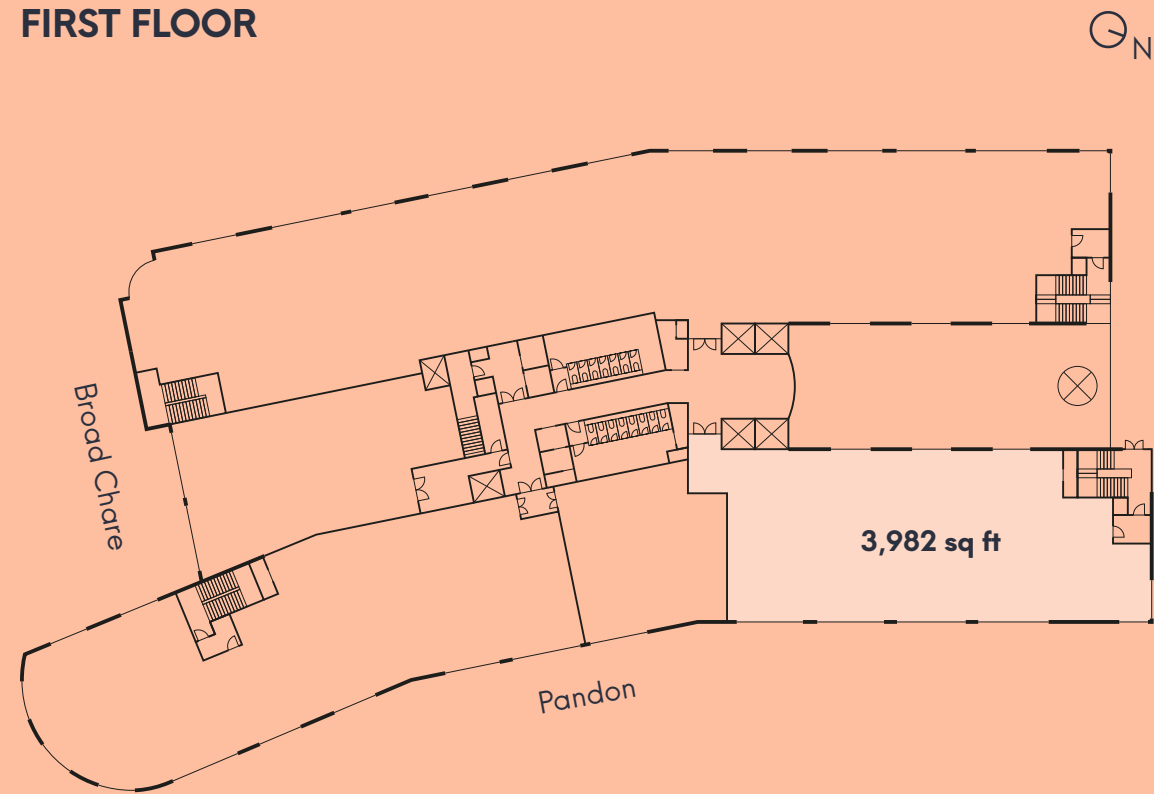


Adjacent to the Quayside car park with permits available

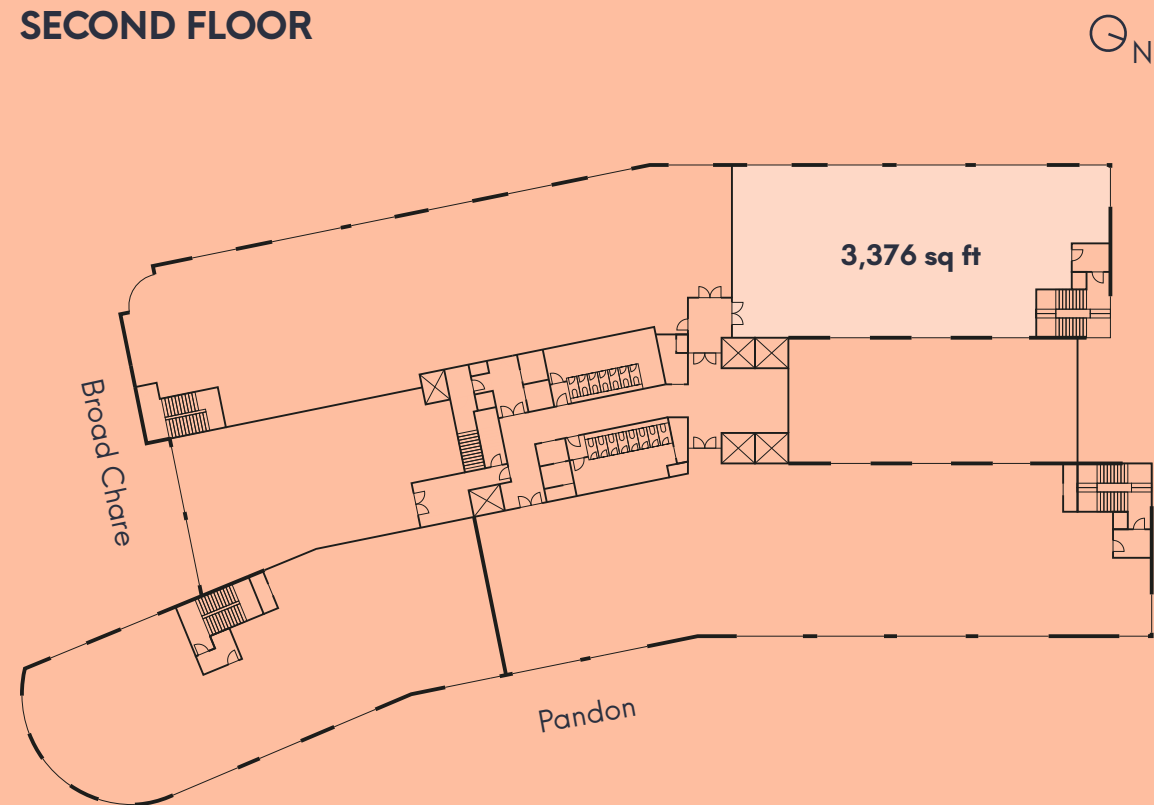


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



CAT A suite on Second floor.

AVAILABLE NOW

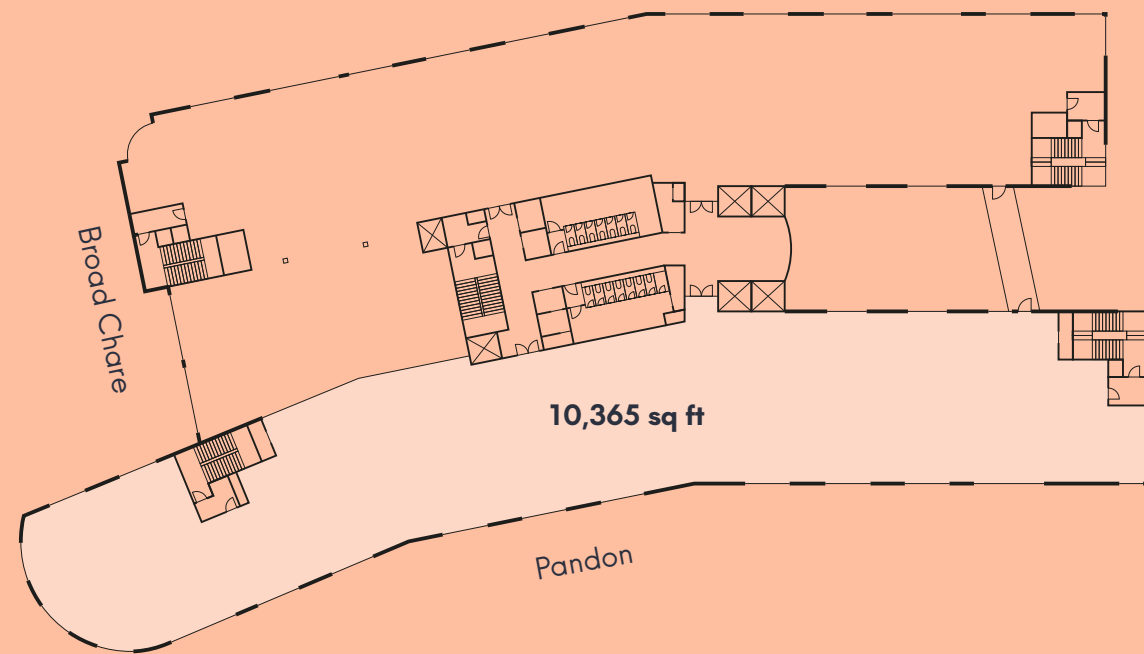
Bright CAT A suites ready for immediate occupation.

ACCOMMODATION

The available office suites are as follows:

First Floor	3,982 sq ft	369.9 sq m
Second Floor	3,376 sq ft	313.61 sq m

THIRD FLOOR – REFURBISHED



CGI – Third Floor

AVAILABLE FROM AUTUMN 2021

Modern open-planned refurbishment with exposed surfaces.

ACCOMMODATION

The available office suite is as follows:

Third Floor	10,365 sq ft	926.94 sq m
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TERMS

Upon application.

RATING

The office suites 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-96.

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.

VIEWING

Strictly by appointment through the joint agents.

CONTACT

For further information please contact joint agents:



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Aberdeen Standard
Investments