

**TRINITY GATE**  
**TRINITY SQUARE**  
GATESHEAD NE8 1AD

**NEW CONTEMPORARY OFFICES  
FOR GATESHEAD**

FROM 1,000 TO 19,339 SQ.FT

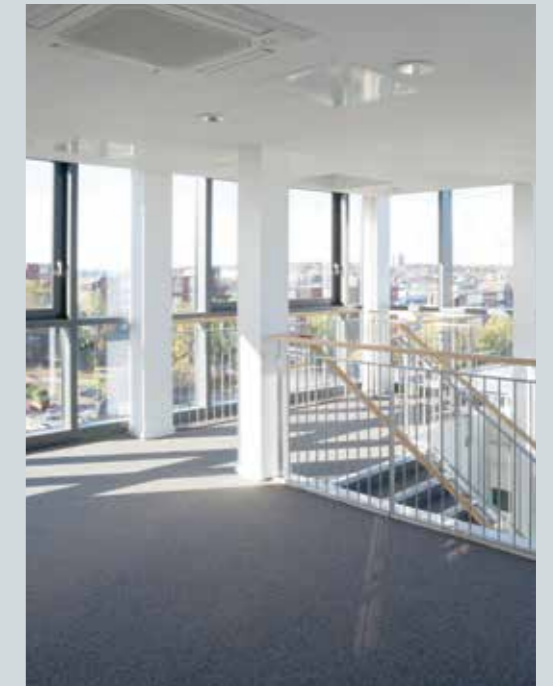
Trinity Gate delivers brand new comfort cooled offices at Trinity Square in the very heart of Gateshead Town Centre and immediately adjacent to the Gateshead Bus & Metro Interchange.

*The Trinity Square development has transformed Gateshead Town Centre and created a vibrant location for all to enjoy.*



With the magnificent square at its very heart, Trinity Square offers a new shopping and leisure destination in Gateshead Town Centre including a new 24 hour Tesco Extra store, a 7 screen Vue Cinema, an Anytime Fitness Gym and new restaurants and cafes.

*Trinity Square offers occupiers everything they need on their doorstep.*



Trinity Gate delivers flexible new Grade A offices with fabulous views all directly opposite the Gateshead bus and metro interchange.

*The top floor viewing hub has outstanding panoramic views.*

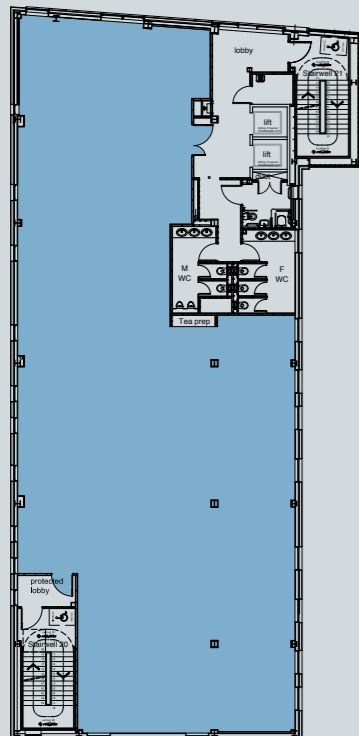


# Specification

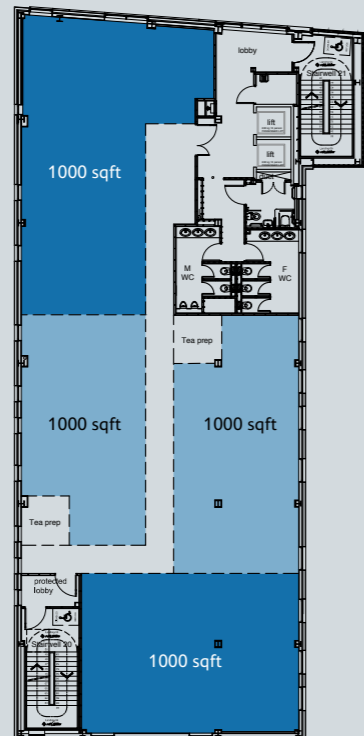
- Stylish entrance and contemporary reception
- Two high speed passenger lifts
- Fully accessible raised floors (120mm clear void)
- Metal suspended ceilings
- Comfort Cooling
- Recessed lighting
- High quality finishes to male, female, disabled and shower room
- Dedicated break out area at top floor level hub
- EPC Rating B - 44

# Accomodation Schedule

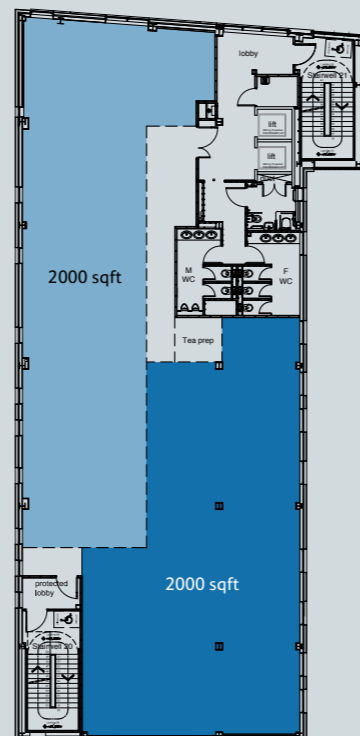
FLOOR	SQ. M	SQ. FT
FOURTH	448.73	4,830
THIRD	448.64	4,829
SECOND	448.9	4,832
FIRST	450.37	4,848
<b>TOTAL</b>	<b>1796.64</b>	<b>19,339</b>



Typical floor plate



Potential layouts



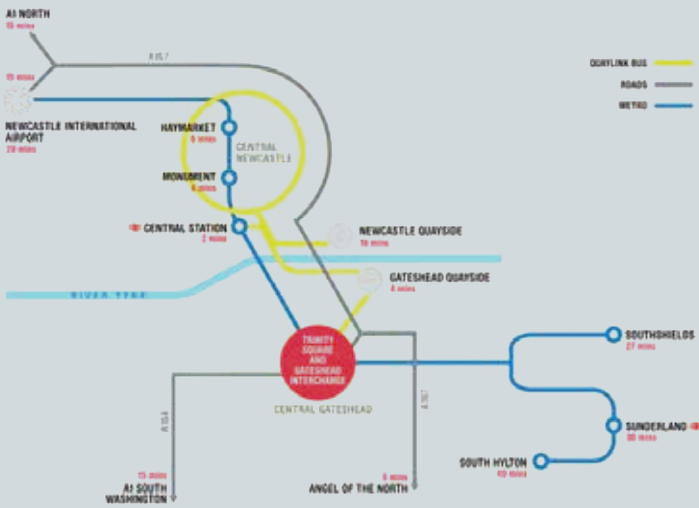
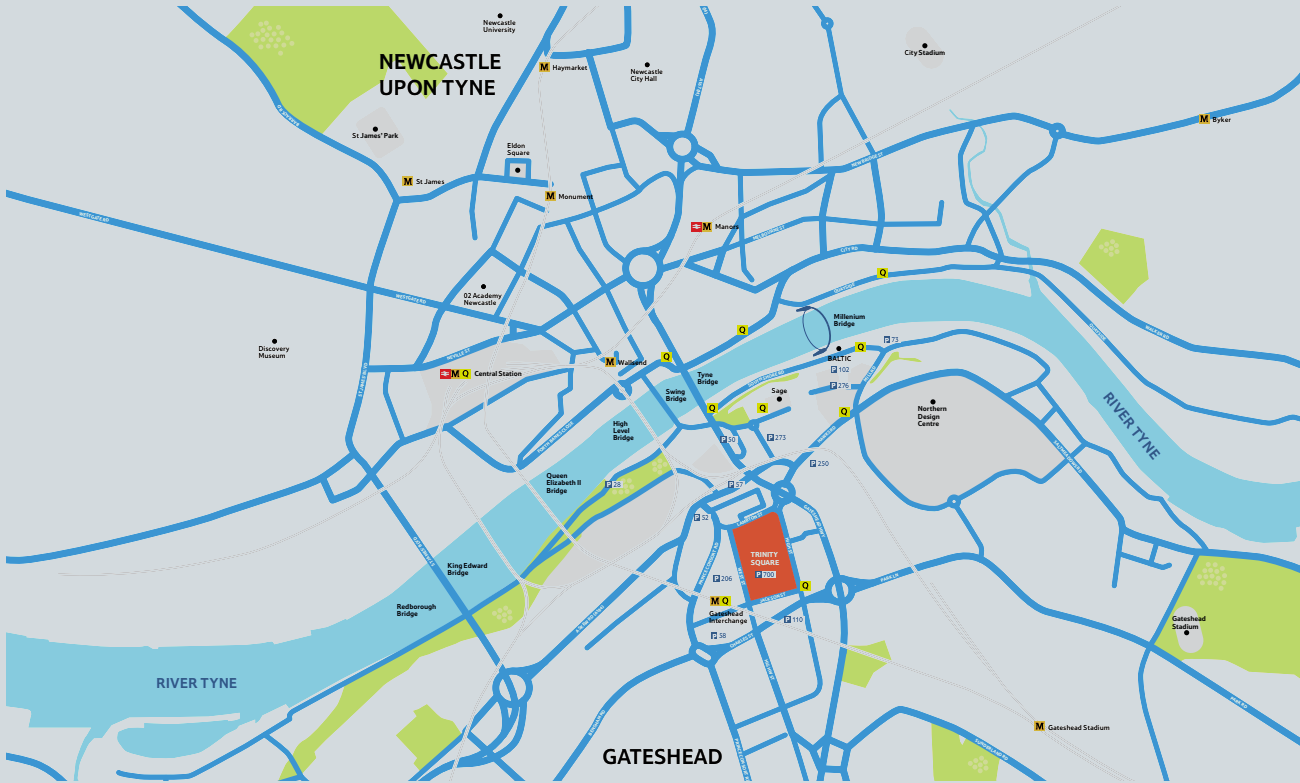
Floor areas shown above are approximate

# Trinity Gate offers a fantastic location

- Directly opposite the bus and metro interchange
- 6 minute walk to Newcastle City Centre
- Two Metro stops to Monument Station
- 5 minute drive from the A1 Western By Pass
- 5 minute walk from Sage and Baltic
- One Metro stop to Central Station



View from Trinity Square development



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