

One Trinity Gardens

Broad Chare, Newcastle upon Tyne NE1 2HF

Grade A Offices **To Let**

From **201.6 sq m** (2,170 sq ft) to **567.17 sq m** (6,105 sq ft)



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Newcastle Quayside

One Trinity Gardens is a landmark office building located in the heart of Newcastle's Quayside directly adjacent to the Law Courts. The Quayside is home to many businesses with the advantage of the iconic river views of the Tyne and Millennium Bridges together with the Sage Music Centre and Baltic Centre for Contemporary Arts.

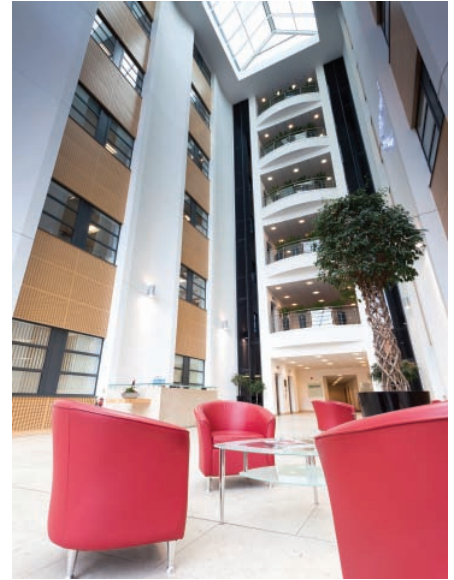
The Quayside has wide ranging cultural and leisure facilities including a number of top quality hotels, restaurants and bars as well as the recently refurbished Live Theatre.

Other tenants at Trinity Gardens include Dickinson Dees, Deloitte, RBS, St James's Place, Aecom, BNP Paribas Real Estate and Engica. There is also the benefit of a Tesco Express store on the ground floor.



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Accommodation

The premises are the last remaining offices in this flagship development and are located on the ground floor totalling 567.17 sq m (6,105 sq ft). We can however subdivide the suite to provide offices from 201.6 sq m (2,170 sq ft) with the option of incorporating an independent off-street entrance.

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
- 2 car spaces
- Adjacent to the Quayside multi-storey car park with permits available

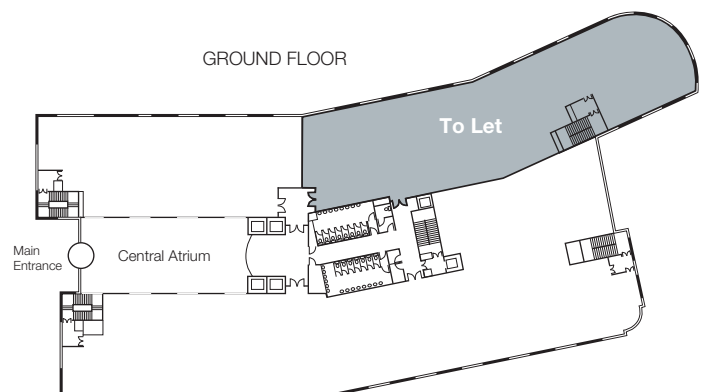
Quoting Terms

A new effective full repairing and insuring lease by way of a service charge is available for a term by arrangement.

Quoting rent upon application.

Rates

According to the Valuation Office Agency website the premises have a total Rateable Value of £127,000.





Michael O'Driscoll

Christopher Pearson



Viewing

Strictly by appointment
through the joint sole agents.

STANDARD LIFE INVESTMENTS



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