



light and space

pair twosome double twins

duo union brace marriage

couple doublet connection

combo diptych duet halves

duplex counterparts deuce

mates fellows match fusion





Craft and detail - the buildings use a collection of high-quality, contemporary materials.

The northern half of each tower, the river side, is clad in floor-to-ceiling curtain walling with solar control glazing, maximising comfort, light and views.

The façades are finished with aerofoil transom caps.

Baltic Place has been designed to provide a flexible working environment, where space can readily be sub-divided.

Floors are suitable for a variety of uses and layouts – from call-centres and conference rooms to corporate suites – all benefitting from air conditioning, high-quality finishes and abundant light and space.

The quayside position of Baltic Place is conveniently close to all points for easy travel and communications, with excellent access to the surrounding public transport systems. The quayside is served by an electric shuttle bus – QuayLink – which runs every 10 minutes, connecting Baltic Place with Central Station, the Metro system, Haymarket and Gateshead Interchange.





Key features:

- BREEM Excellent
- Impressive double-height reception
- 6 x 13-person lifts
- Four-pipe coil air conditioning
- Floor-to-ceiling height of 2.7m
- Metal suspended ceiling with Lg2 recessed lights on PIA control
- 150mm fully accessible raised floor
- 98 secure basement car parking spaces accessed via barrier control
- 180-space surface parking with barrier control
- Secure basement cycle bays
- Shower facilities
- Male, female and disabled toilet facilities on each floor
- Café and catering facilities
- Manned reception
- 24-hour access

Baltic Place nestles into an existing bowl-like recess in the south bank of the River Tyne. The buildings have been designed with curved flanks and are orientated to optimise views north, east and west. An important objective has been to ensure that the building's form is permeable and respects the topography of the Tyne Gorge.



Low energy design:

- Night-time ventilation to reduce cooling loads during hot daytime periods.
- Avoidance and control of solar gain during occupied periods.
- Exploiting passive preheating of fresh air, using exhaust air heat recovery techniques.
- High-efficiency artificial lighting with daylight control.
- Intelligent and user-friendly controls for temperature and lighting.





to and fro

Road: Gateshead Quays has good access to the A1, the Tyne Tunnel and the A69 running west.

Rail: Newcastle Central Station is on the East Coast Main Line (between Edinburgh and London King's Cross). In 2007, King's Cross / St Pancras became the terminus of the new, high-speed Channel Tunnel Rail Link to Europe.

Air: Newcastle International Airport is only 20 minutes' drive away, or around 25 minutes by Metro from Central Station. Newly expanded, the airport now provides routes all over Europe and the UK.

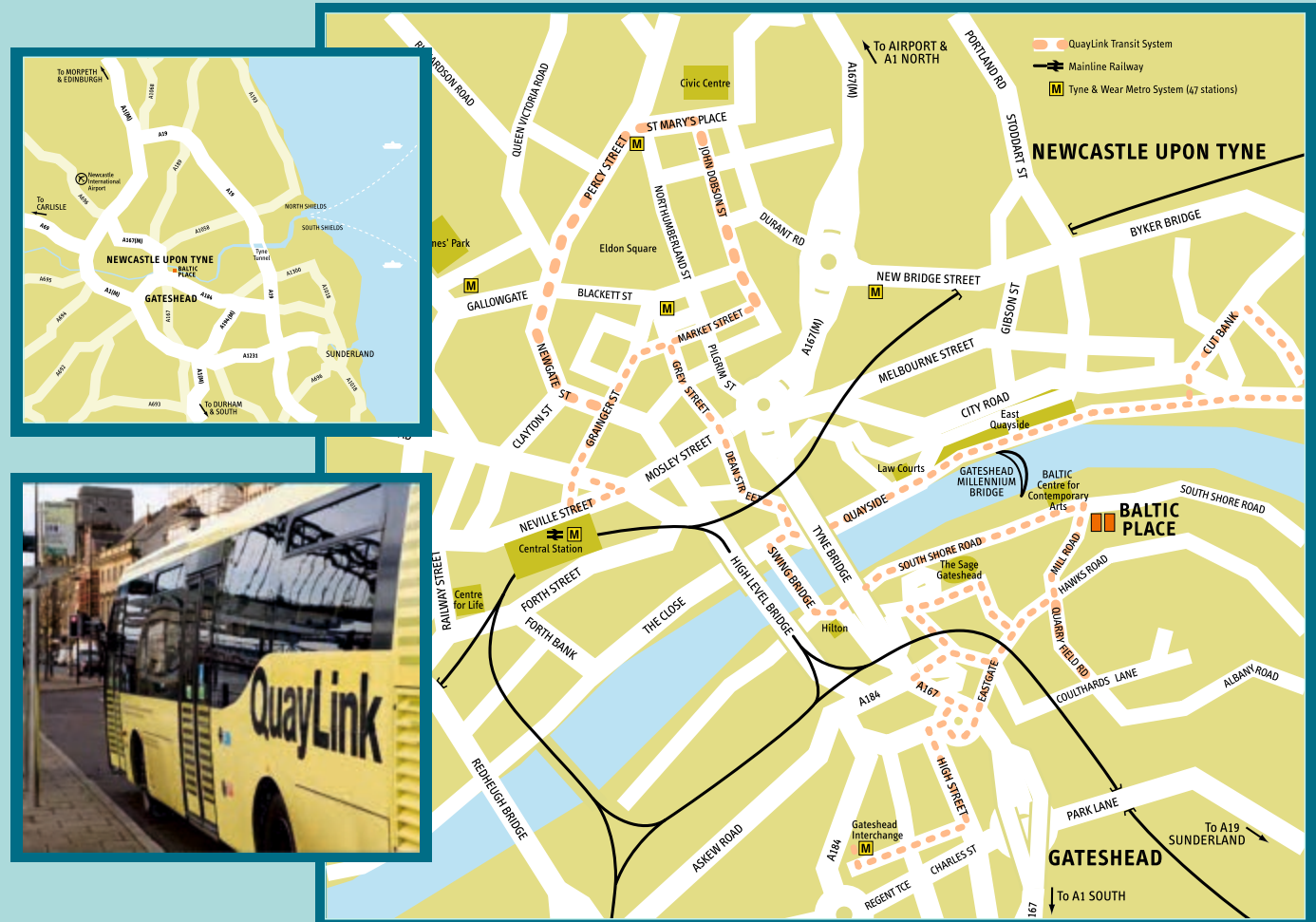
Metro: Gateshead and Newcastle share an efficient Metro system (47 stations), providing links to the airport, the suburbs, the coast and Sunderland to the south east.

Quayside shuttle: every 10 minutes from outside Baltic Place.

The QuayLink electric bus service links the south and north quaysides to connect with existing bus, Metro and train services in Gateshead and Newcastle.

SatNav postcode: NE8 3BA.

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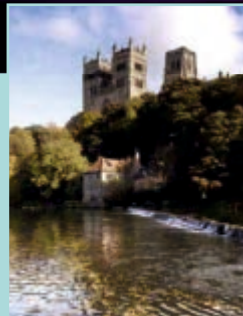
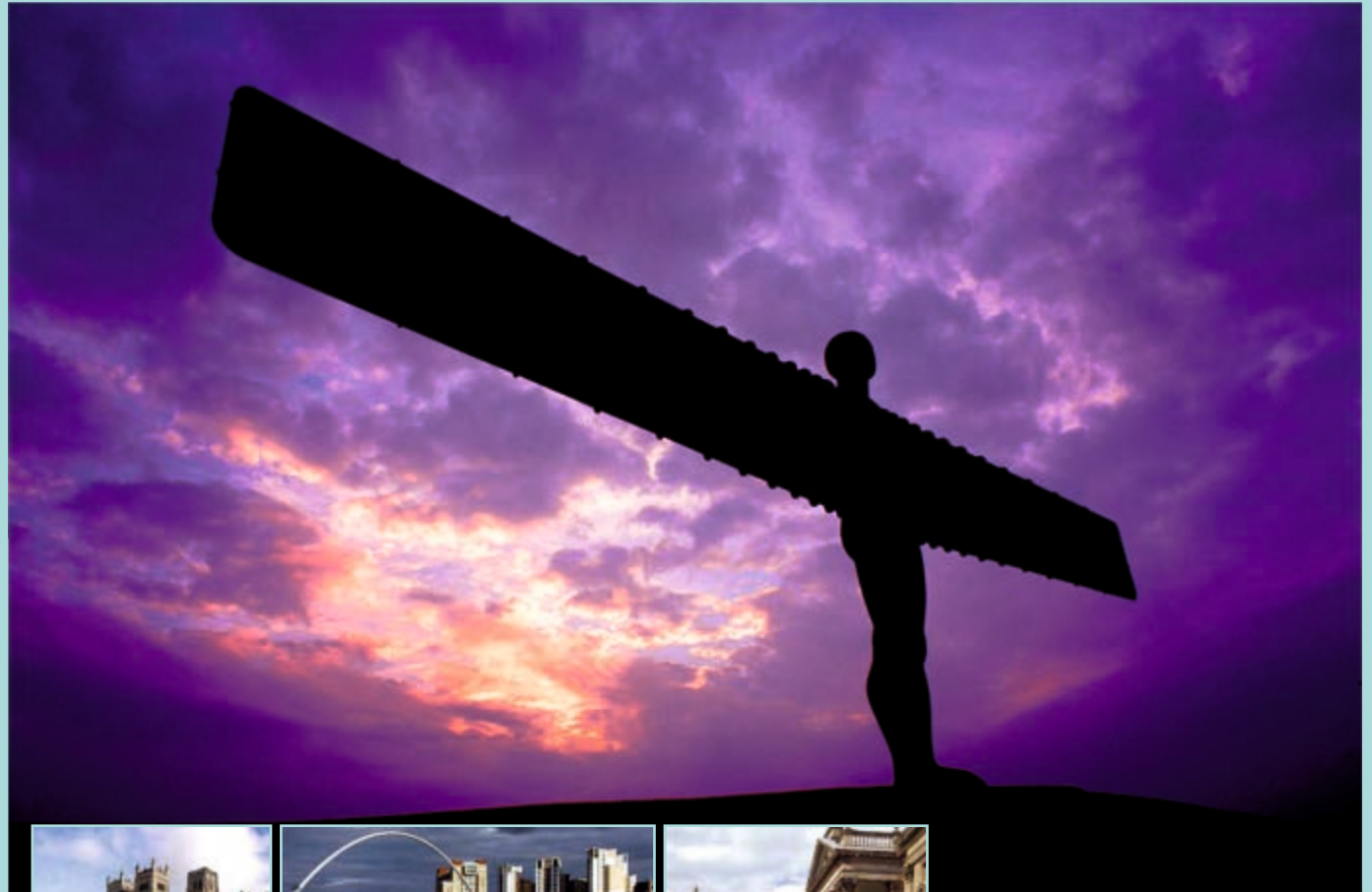


to and fro

Cycling or jogging on the riverside is ideal for those who prefer a burst of activity - the quayside is part of the C2C National cycleway with the Gateshead Millennium Bridge forming a crossing point en route.

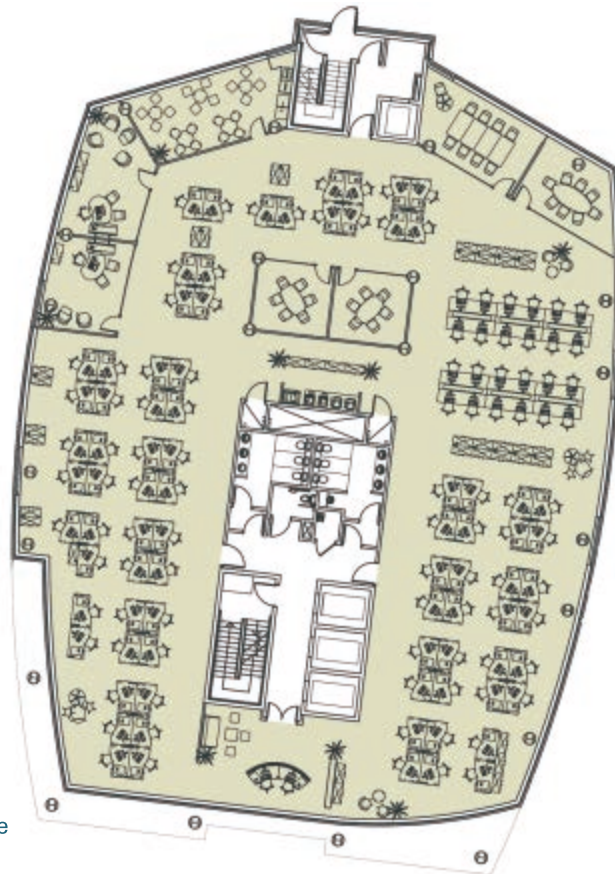
Within easy reach of Gateshead Quays are Newcastle and Gateshead's museums, cinemas and galleries, the Theatre Royal in elegant Grey Street, Live Theatre, St James' Park football stadium, Gateshead's International Athletics Stadium - and the MetroCentre's shopping and leisure facilities.

The Angel of the North on the approach to Gateshead and Bamburgh Castle on the Northumberland coast are two of many striking landmarks in this beautiful and varied region, where the quality of life is high.





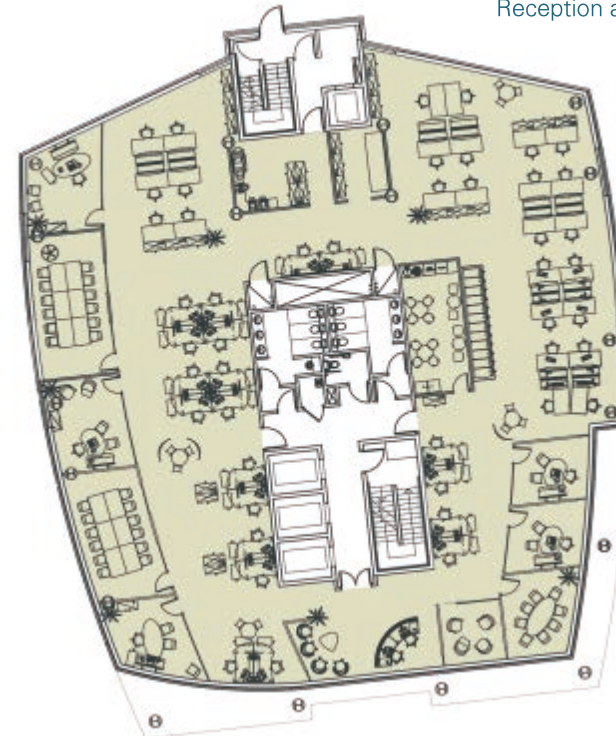
floors



EAST

1 - Office level

825.8 sq m / 8,889 sq ft
Space planning: Corporate
Head count: 111
Meeting rooms: 2 with 8 seats
Cellular office: 2 with meeting space
Breakout/vending: 1
Resource area
Reception area with seating



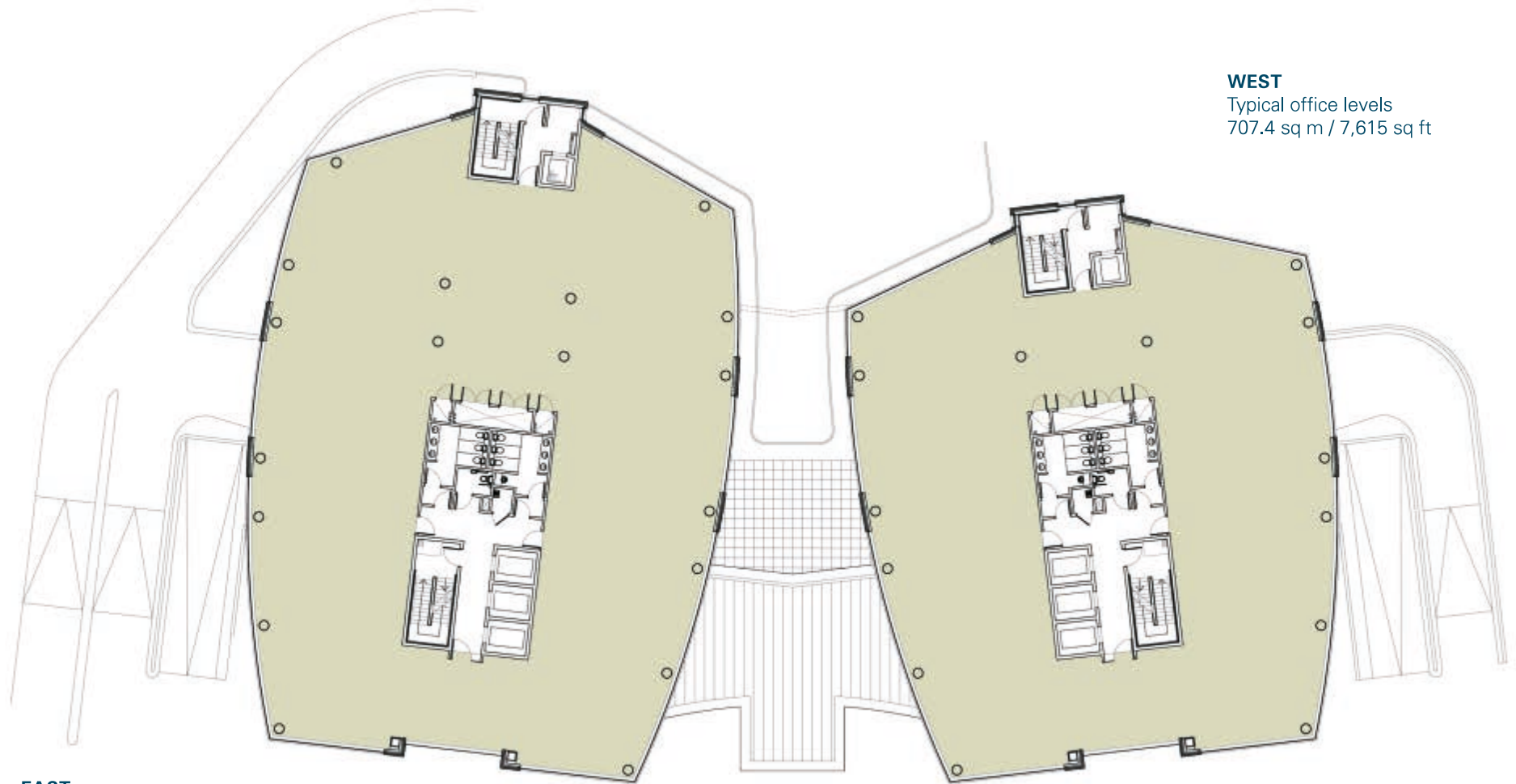
WEST

1 - Office level

655.5 sq m / 7,055 sq ft
Space planning: Creative
Head count: 46
Meeting rooms: 4 with 8 seats,
2 with 12 seats
Cellular office: 5 with meeting space
Breakout/vending: 1
Resource area
Reception area with seating

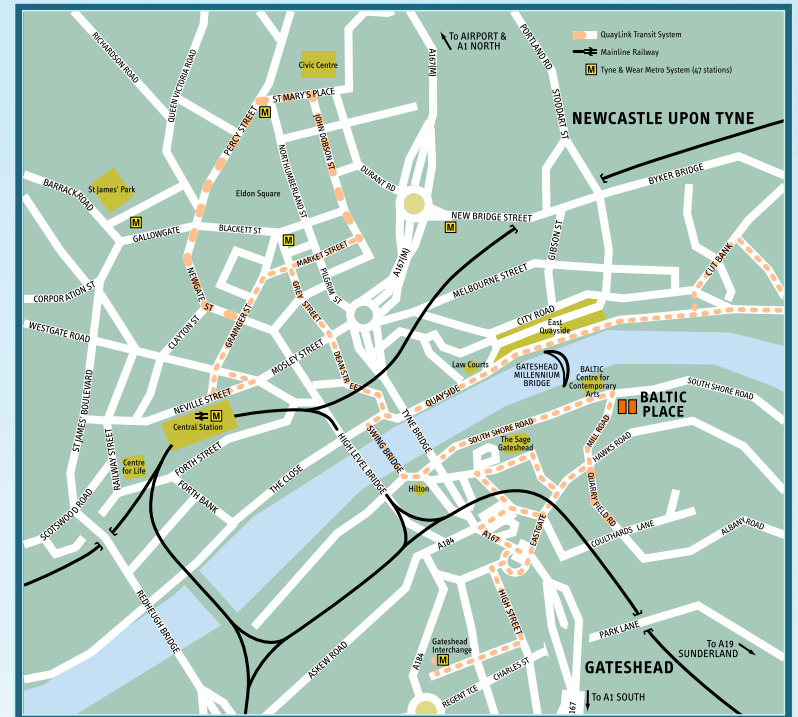


floors



EAST
Typical office levels 2-7
877.7 sq m / 9,447 sq ft

WEST
Typical office levels
707.4 sq m / 7,615 sq ft



Baltic Place, South Shore Road, Gateshead NE8 3BA
www.balticplace.net

Misrepresentation Act
 These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form part of any contract.
 January 2014

a development by:



Joint Agents

