



*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 palette 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.

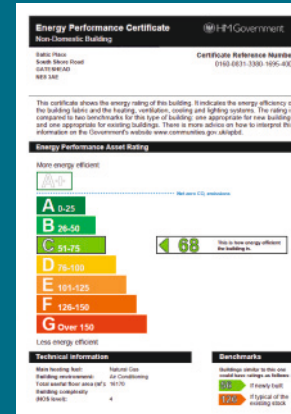




## Key features:

- BREEAM 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 with 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 buildings 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.

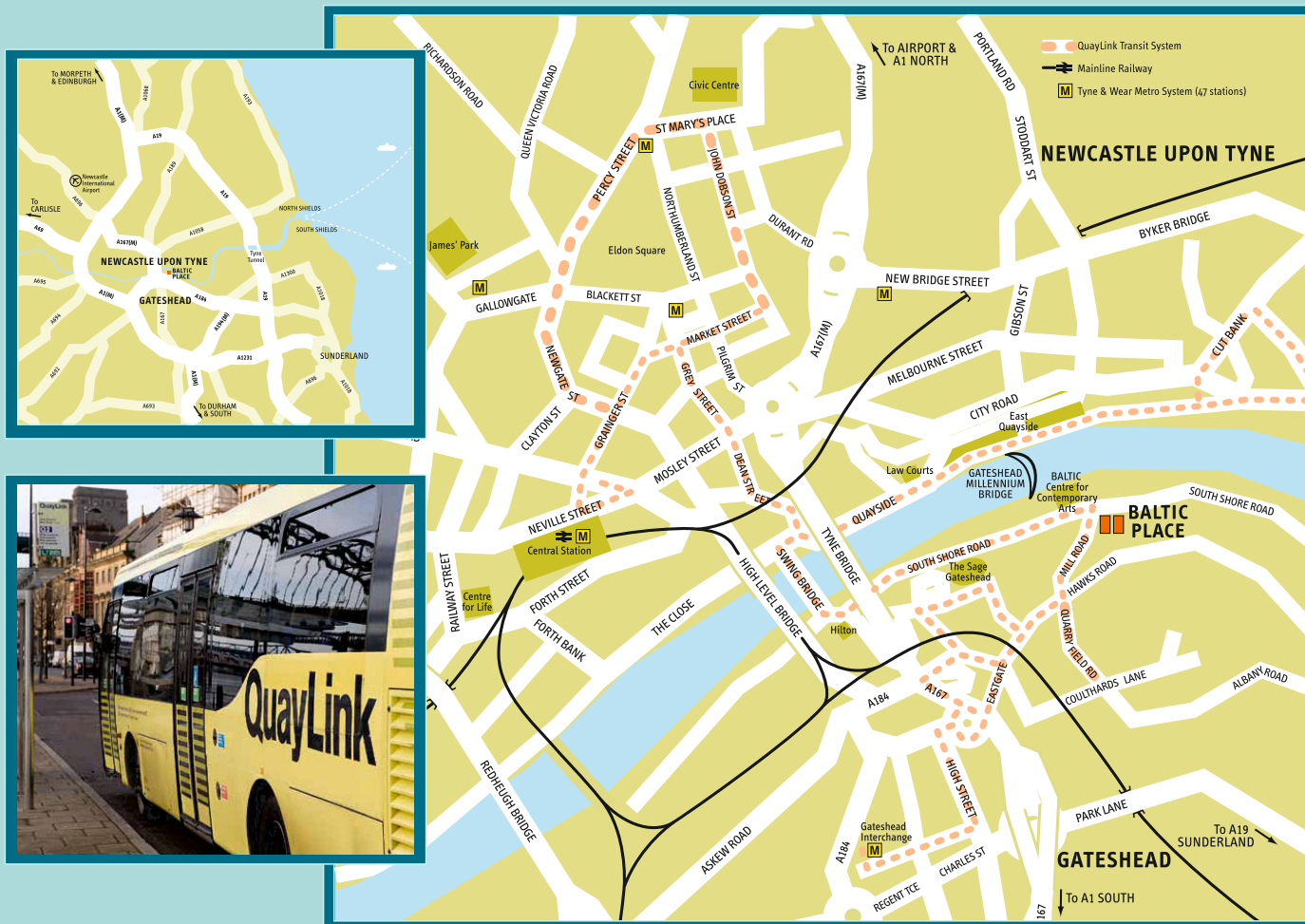
**Air:** Newcastle International Airport is only 20 minutes' drive away, or around 25 minutes by Metro from Central Station. Newly expanded, the airport now provides routes all over Europe and the UK.

**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 both 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 on route.

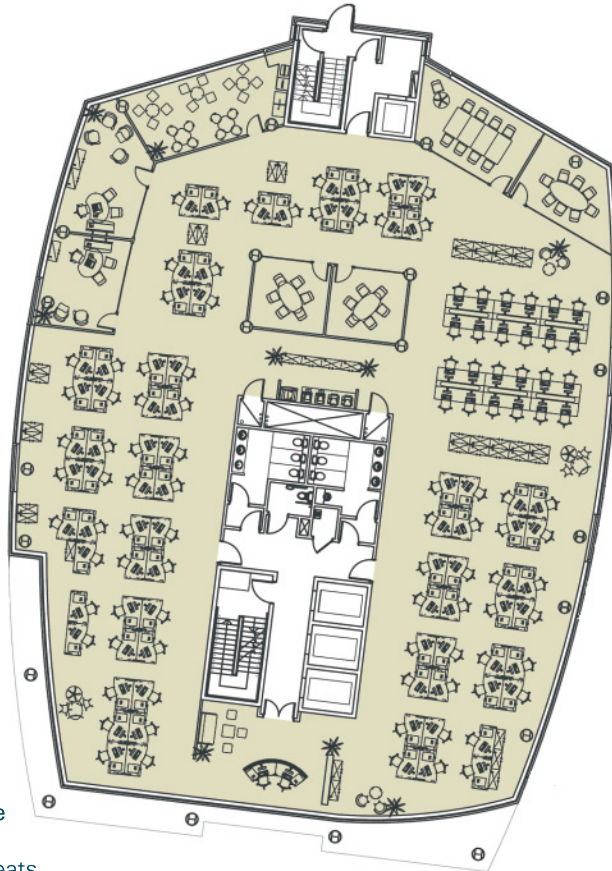
Within east reach of Gateshead Quays are Newcastle and Gateshead's museums, cinemas and galleries, the Theatre Royal in elegant Grey Street, Live Theatre, St Jams' Park football stadium, Gateshead's International Athletics stadium and the MetroCentre's shopping and leisure facilities.

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.



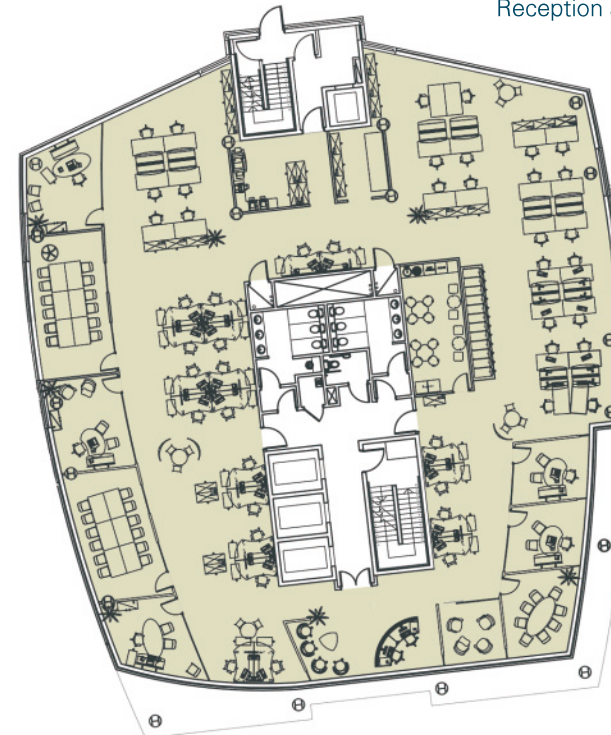


floors



## 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



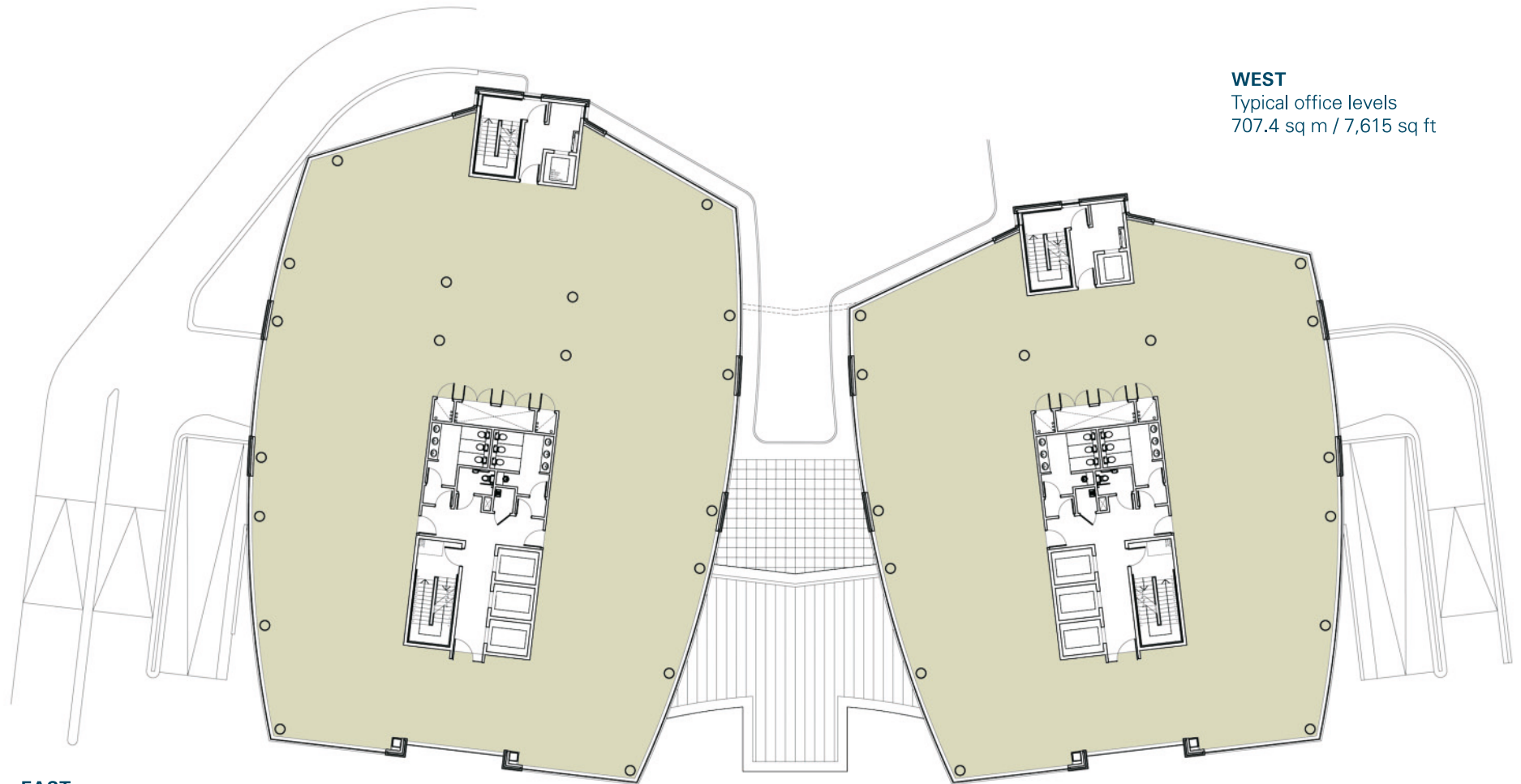
## WEST

### 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



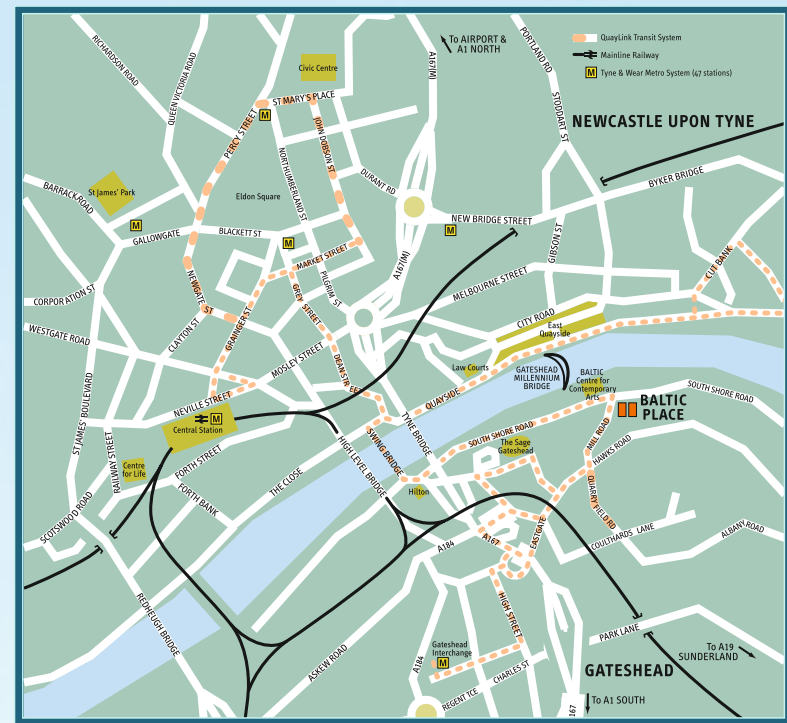
floors



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

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





Baltic Place, South Shore Road, Gateshead NE8 3BA  
[www.balticplace.net](http://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

