

OFFICES TO LET

From 2,831 sq ft to 5,616 sq ft of contemporary
office space in an elevated position above
Newcastle Quayside

KEEL HOUSE

Garth Heads | Newcastle upon Tyne | NE1 2JE

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RECENTLY
REFURBISHED
contemporary offices.

SUITES AVAILABLE FROM
**2,831 SQ FT to
5,616 SQ FT**

LOCATED ON
an elevated position at
GARTH HEADS

SUITABLE FOR SME OR LARGE
CORPORATE OCCUPIERS.



SPECIFICATION

Exceptional views over the Quayside

Access to private balcony

Bespoke fit out available to any
incoming tenant

Secure underground car parking

Prestigious office building

Raised flooring

Brand new HVAC heating/cooling
system

Dedicated entrance available to
provide an entirely self-contained office



ABOUT

Keel House is located at Garth Heads, giving it an elevated position overlooking Newcastle Quayside.

The site benefits from excellent public transport links and is situated in close proximity to Newcastle city centre.

Northumbria University and Newcastle Central Train Station are a 10-minute walk, the city centre is a 7-minute walk and the Quayside is a 2-minute walk. The nearest Metro station, Manors, is 0.3 miles and a 3-minute walk.

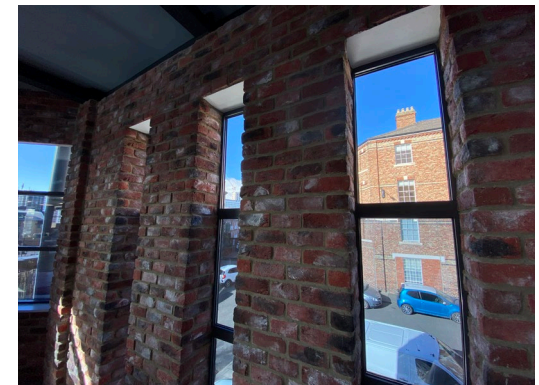
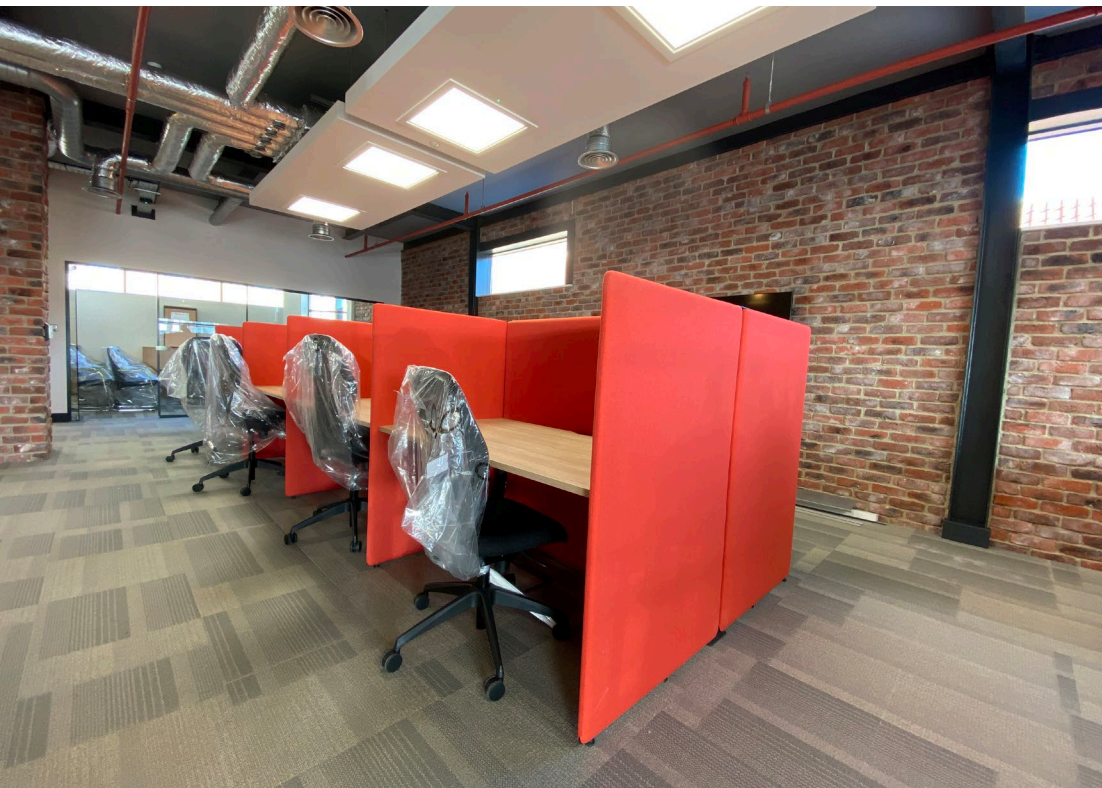
Newcastle International Airport is 8.4 miles away. The site has excellent road links with the A1 located within 2.6 miles and the A167 (M) close by.





OFFICE INTERIOR

An example of the fit-out achieved on the top floor of Keel House, currently housing Shout Digital.





Dean Street Arch



FIT OUT EXAMPLES

We work collaboratively with incoming tenants on the fit-out and design of their units to meet their unique needs.

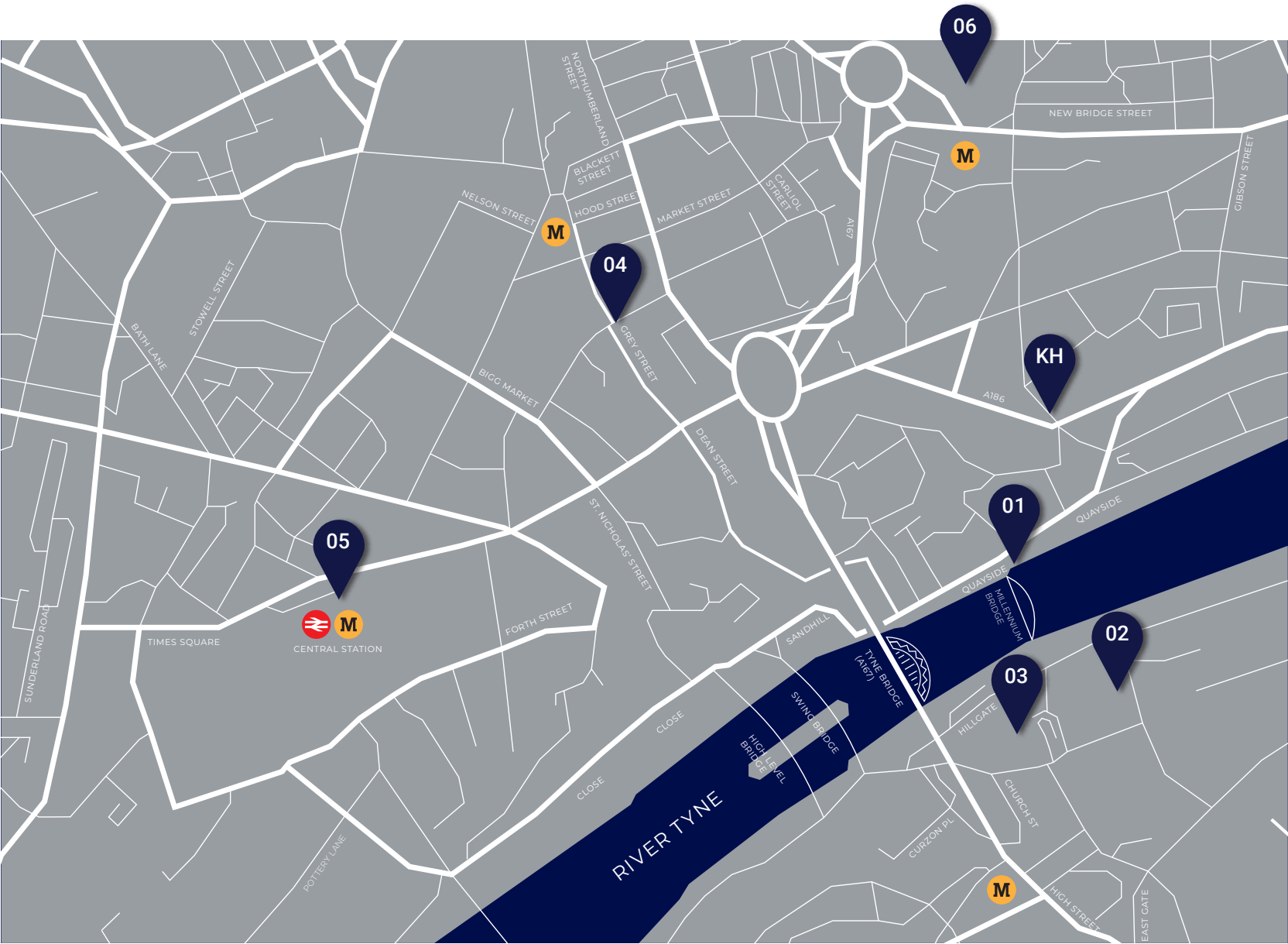
- Reception refurbishment
- Removing suspended ceilings
- Exposed services
- Installing brick slipped walls
- Industrial finishes



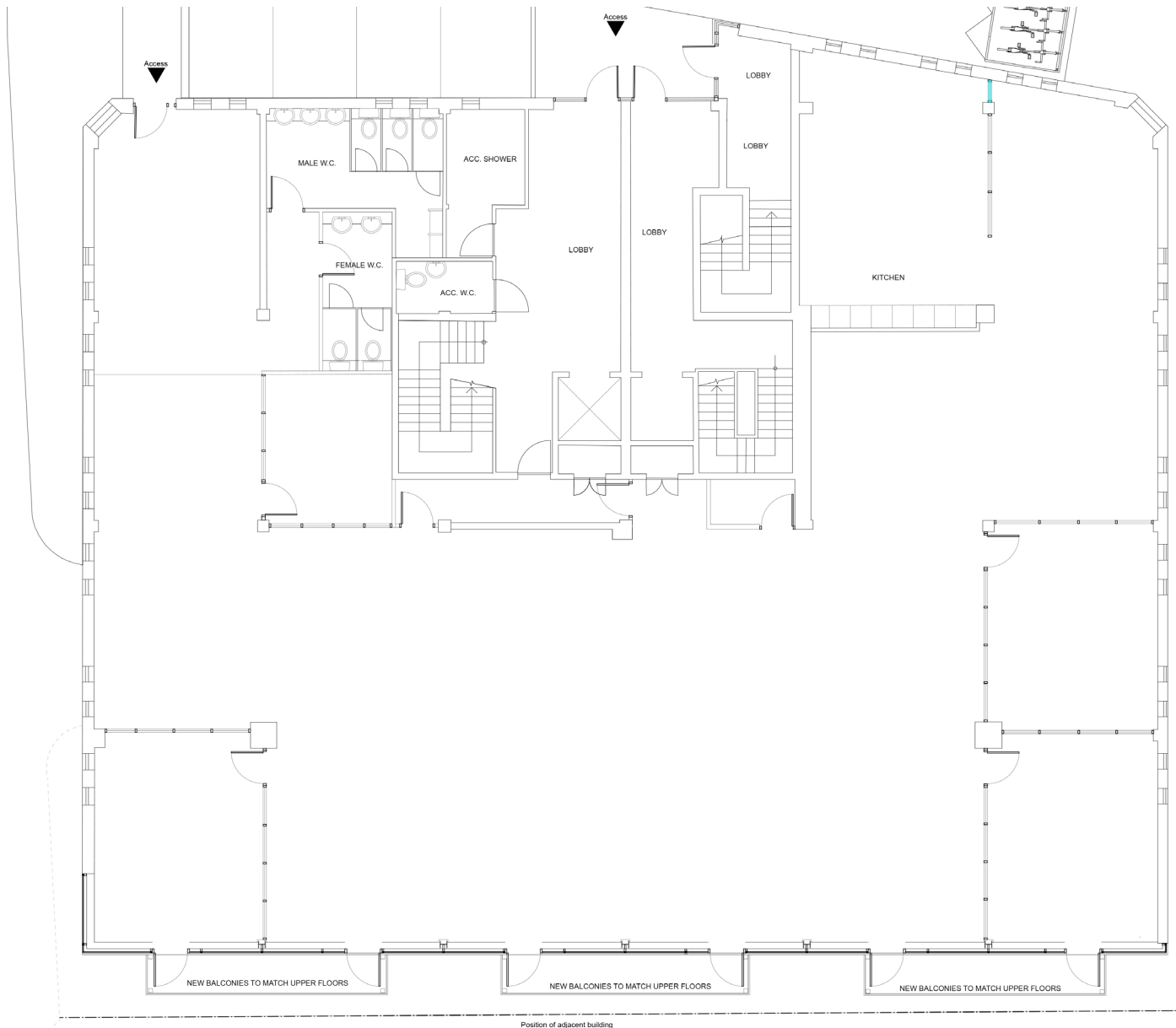
St Ann's Quay



NE1 2JE LOCAL AMENITIES



- KH** **KEEL HOUSE**
(walk time from...)
- 01** **MILLENNIUM BRIDGE**
6 minute walk
- 02** **THE BALTIC CENTRE FOR CONTEMPORARY ARTS**
7 minute walk
- 03** **SAGE GATESHEAD**
8 minute walk
- 04** **GREY STREET**
7 minute walk
- 05** **CENTRAL STATION**
10 minute walk
- 06** **NORTHUMBRIA UNIVERSITY**
10 minute walk



ENTIRE GROUND FLOOR LAYOUT WITHOUT FURNITURE

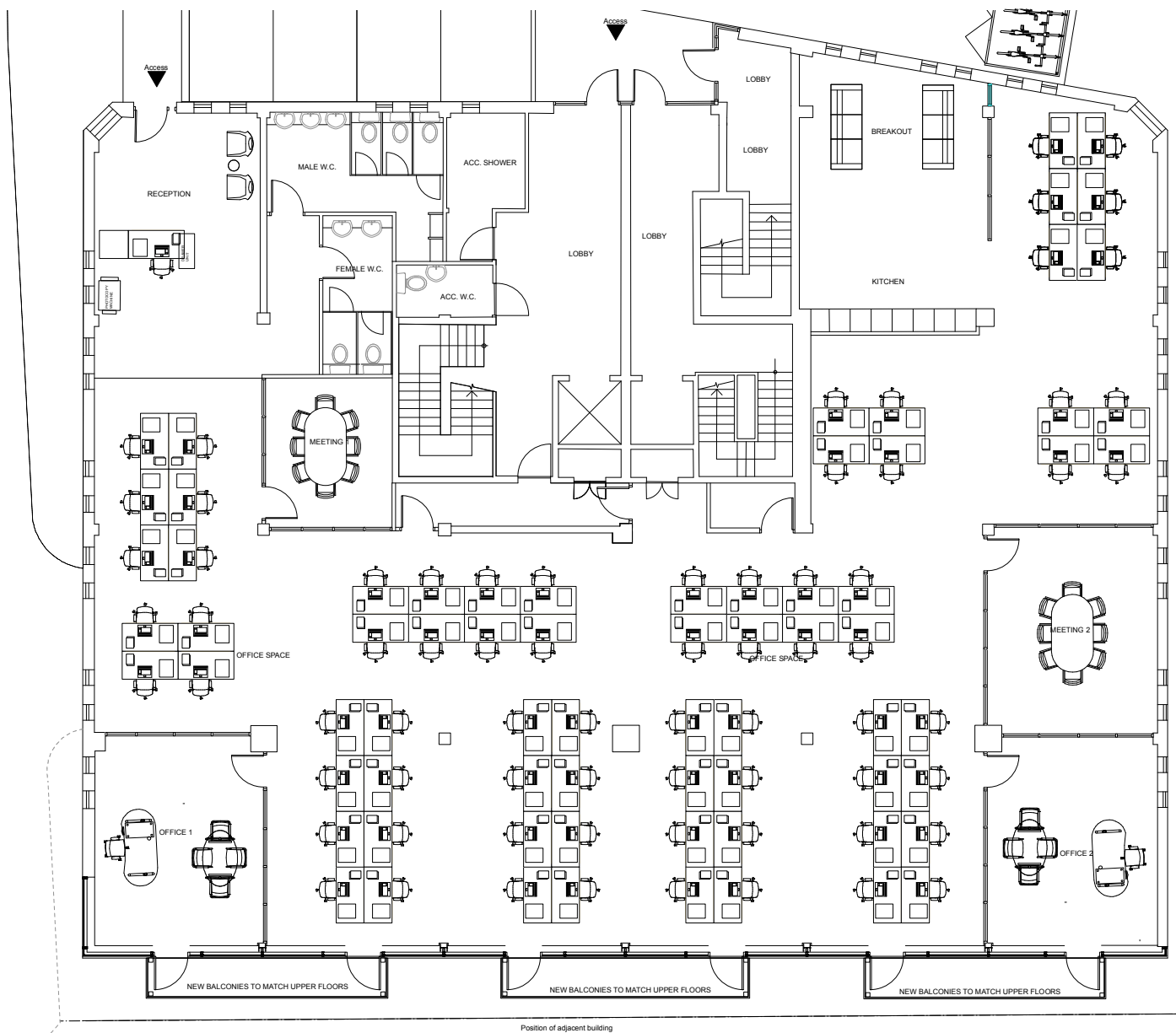
5,616 sq. ft.
AVAILABLE

Illustration not to scale.

Areas approximate.



INDICATIVE FITOUT / OFFICE DIVISION



ENTIRE GROUND FLOOR LAYOUT WITH FURNITURE

5,616 sq. ft.
AVAILABLE

Illustration not to scale.

Areas approximate.

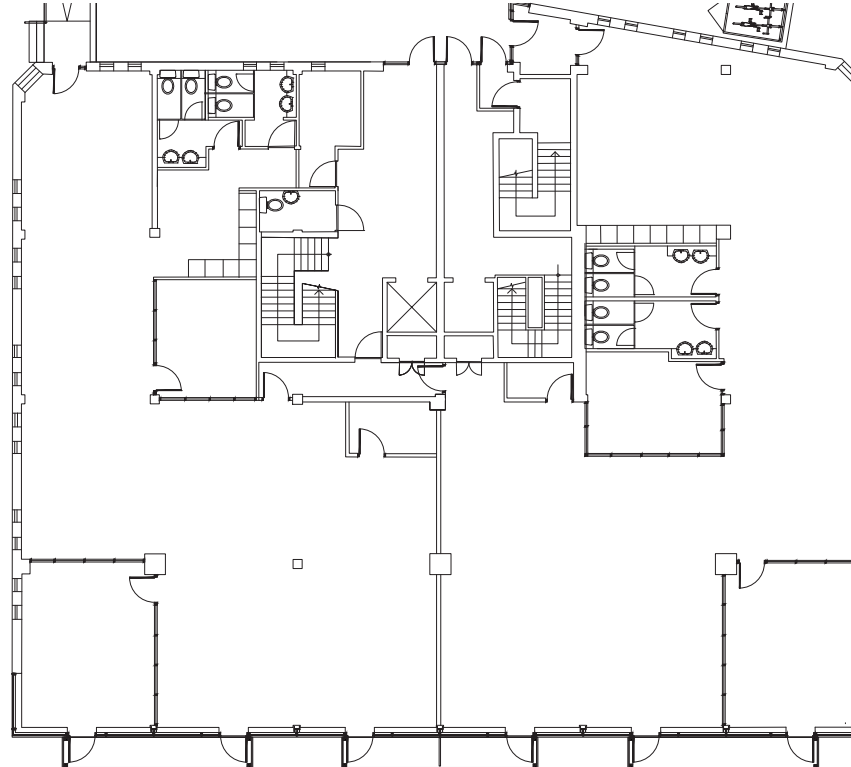
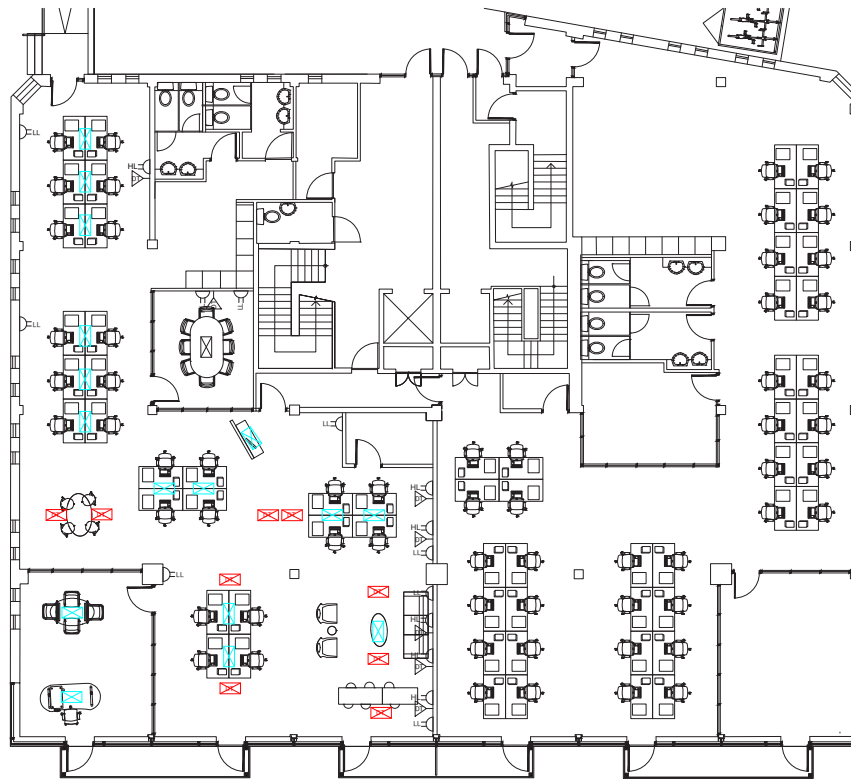
INDICATIVE FITOUT / OFFICE DIVISION

GROUND FLOOR
WEST SUITE
LAYOUT

2,785 sq. ft.
AVAILABLE

Illustration not to scale.
Areas approximate.

INDICATIVE FITOUT /
OFFICE DIVISION



GROUND FLOOR
EAST SUITE
LAYOUT

2,831 sq. ft.
AVAILABLE

Illustration not to scale.
Areas approximate.

INDICATIVE FITOUT /
OFFICE DIVISION

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CONTACT

For further information or to arrange a viewing:

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AVAILABLE SPACE

GROUND FLOOR

5,616 sq. ft office benefitting from raised flooring and LED lighting.

LEASE TERMS

Both spaces are available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated. Rent upon application.

SERVICE CHARGE

A service charge will be levied proportionate to the floor area occupied.

ENERGY PERFORMANCE CERTIFICATE

To be re-assessed upon completion of fit out works. Predicted B rating.

RATEABLE VALUE

Available on request.

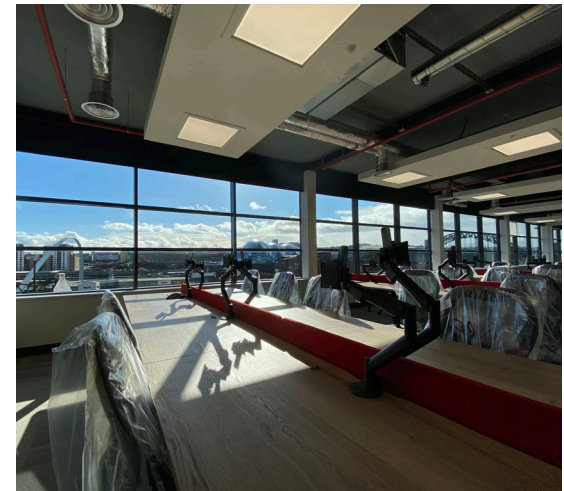
VAT

All prices are deemed exclusive of VAT

LEGAL COSTS

Each party is responsible for their own legal fees incurred.

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ADDERSTONE


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