



**baltic**  
**park** GATESHEAD

**A MAJOR NEW  
INDUSTRIAL/  
WAREHOUSING  
BUSINESS PARK**

**FROM 2,375ft<sup>2</sup> (221m<sup>2</sup>)  
TO 48,500ft<sup>2</sup> (4,506m<sup>2</sup>)**





## Description

Baltic Park is a new scheme comprising 11 high quality industrial/trade park units which will be available for occupation in September 2018. The scheme will include two new terraces of trade park units and three self-contained units.

This development is in a prime employment location with a modern business park feel which retains the inherent natural character of the surrounding area.

The units are being built to a high specification and incorporate the following:

- Attractive pedestrian entrances
- Profile coated galvanised steel cladding
- Minimum clear heights 6 meters (8 meters for unit 1)
- Integral Office areas
- Male / Female WCs
- Designated car parking
- All mains services

Flexible commercial space in  
the heart of Gateshead.





A range of modern warehousing,  
workshop and trade counter units.



48,500 ft<sup>2</sup> (4,506m<sup>2</sup>) modern unit with loading areas.

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### Location

Baltic Park lies within the East Gateshead Industrial Estate accessed from Saltmeadows Road. The development is adjacent to Gateshead International Stadium and the A184 Felling By Pass giving it excellent access to the A19 and A1M. Gateshead Town centre is approximately 1.5 miles south west with Newcastle upon Tyne centre 1.5 miles north west.

The immediate surrounding area is largely industrial but includes a mixture of commercial uses such as an Asda store, drive thru restaurant and petrol filling station.



### Units to Rent

The accommodation briefly comprises of the following approximate areas:

UNIT	SQ FT	SQ M
A	5,550	511
B	5,550	511
C	5,400	502
D	3,975	369
E	2,375	221
F	2,375	221
G	3,950	367
H	3,950	367
I	48,500	4,506
J	8,000	743
12	7,250	674
<b>TOTAL</b>	<b>96,775</b>	<b>8,992</b>

Modern, high-specification scheme to complement the existing office and industrial offering on the Saltmeadows estate.

#### Tenure

The units are available by way of new full repairing and insuring leases for a term of years to be agreed.

#### Rateable Value

The rateable value for the units will be assessed on completion of the scheme.

#### Energy Performance

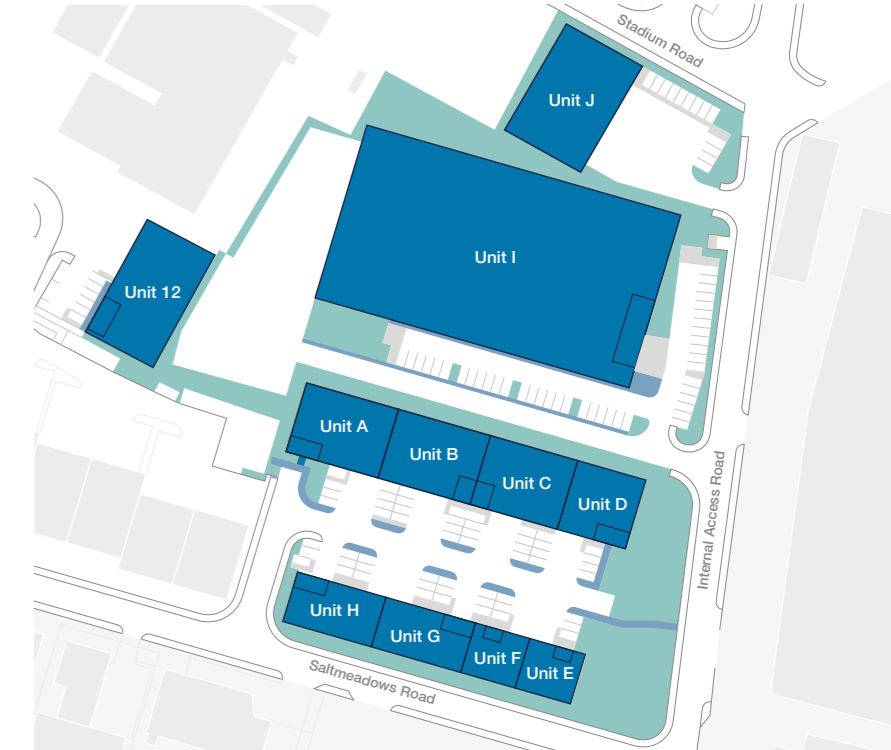
EPC assessments will be available on completion of the scheme.

#### VAT

All figures quoted are exclusive of VAT where chargeable.

#### Viewing

Strictly by appointment with sole agents GVA.



Baltic Park lies within the East Gateshead Industrial Estate, adjacent to the Gateshead International Stadium and the A184 Felling by Pass offering easy access to the A19 and A1M.

For more information please visit our website: [balticparkgateshead.co.uk](http://balticparkgateshead.co.uk).



Baltic Park, Saltmeadows Road,  
Gateshead, Tyne & Wear, NE8 1SW.

[balticparkgateshead.co.uk](http://balticparkgateshead.co.uk)



Strictly by appointment with sole agents Avison Young.

The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending lessee or other interested person should not rely on them as statements or representations of fact and must satisfy themselves by inspection, enquiries or otherwise as to the correctness of each of them.



Langley Holdings plc