



# The Waterfront

Newburn Riverside

# The Quadrant

Newburn Riverside  
Newcastle upon Tyne  
NE15 8NZ



The Quadrant

**OFFICE SUITES FROM  
30 SQ M (323 SQ FT) TO 1,405.5 SQ M (15,129 SQ FT)**



The Waterfront at Newburn Riverside is an **unrivalled location**. The park is only **a minute's drive away from the A1**, is just **three minutes from the Metrocentre**, and has **outstanding riverside walks along the River Tyne**. **The Waterfront is a modern business park** uniquely located on the banks of the River Tyne. With its high quality landscaping and contemporary works of art, it is set to benchmark new standards for the workplace.

## Description

The Quadrant is finished to a high specification and has achieved the highest BREEAM rating of 'Excellent'. The property offers high quality flexible office accommodation. The specification of the building is as follows:

Raised access floors	Excellent Transport Links
Shower facilities – to be installed	On Site Parking
2.7 metre ceiling height	Cycle Friendly Location
Male and female WC's	Childcare
Disabled Access	Meeting Facilities
Hi speed broadband	EPC – C (73)
Food and Drink	Comfort Cooling
Atrium	

**Hover over red buttons for more information**



## Accommodation

The accommodation briefly comprises the following approximate areas:

### Ground Floor South

324.32 sqm 3,491 sq ft

### Ground Floor

Suite 1	30.00 sqm	323 sq ft
Suite 2	18.10 sqm	195 sqft
Suite 3	20.71 sqm	223 sq ft

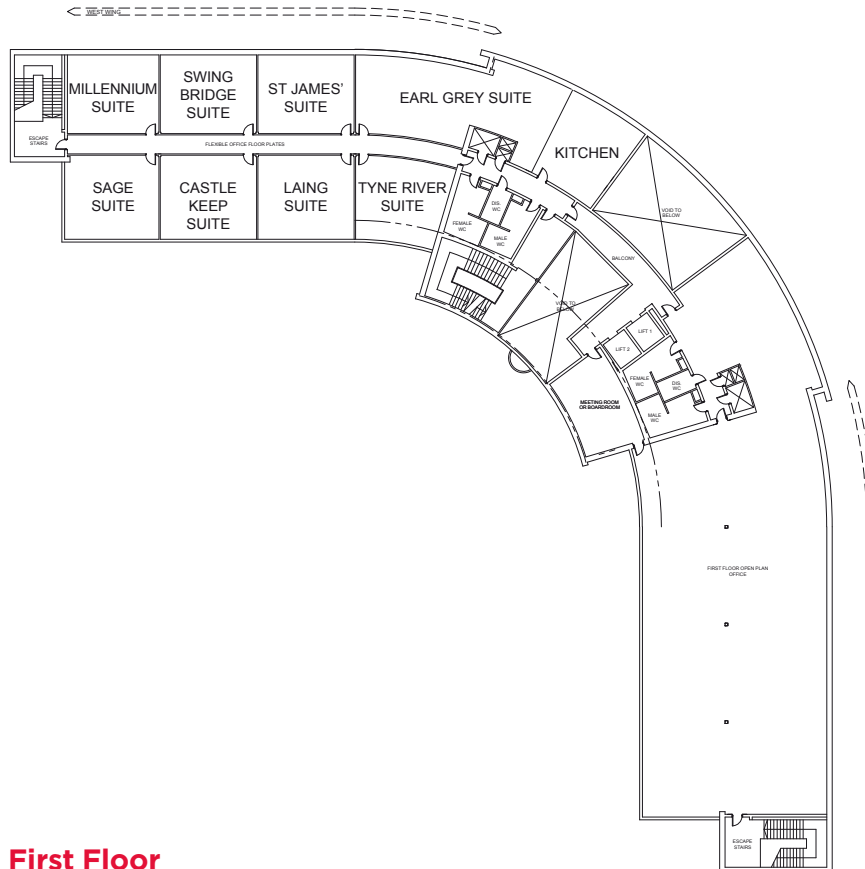
### First Floor West

Earl Grey Suite	82.67 sqm	890 sq ft
St James' Suite	39.45 sqm	425 sqft
Swing Bridge Suite	39.51 sqm	425 sq ft
Millennium Suite	38.60 sqm	415 sq ft
Sage Suite	45.22 sqm	487 sq ft
Castle Keep Suite	43.68 sqm	470 sq ft
Laing Suite	43.75 sqm	471 sq ft
Tyne River Suite	41.06 sqm	442 sq ft

Suite sizes are flexible and can be re-arranged to match occupiers' size requirements.

### Second Floor

West	231.05 sqm	2,487 sq ft
Centre	145.67 sqm	1,568 sq ft
South	261.71 sqm	2,817 sq ft



**First Floor**







### Lease Terms

The premises are available by way of a full repairing and insuring lease for a term to be agreed.

### Energy Performance Certificate

The property has an EPC rating of C73.

### Rent

Rent on application

### Rateable Value

We recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

### VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

### Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the transaction, plus any VAT thereon.

Town	Drive Time	Trains from Newcastle
A1	3 mins	-
MetroCentre	5 mins	-
City Centre	8 mins	-
Newcastle Airport	8 mins	-
Port of Tyne	20 mins	-
Leeds	2 hours	1 hour 40 mins
Edinburgh	2 hours 30 mins	1 hour 30 mins
Glasgow	3 hours	2 hours 50 mins
Manchester	3 hours	2 hours 40 mins
Birmingham	4 hours	3 hours 20 mins
London	5 hours	3 hours

Misrepresentations Act 1967 and Consumer Protection from Unfair Trading Regulations 2008 - these particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering in to any contract. Publication Date February 2019.

### Further Information

For further information or an appointment to view please contact the joint agents:

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