

# BAKER'S YARD

OFFICE SPACE TO LET  
UNIT SIZES UP TO CIRCA 12,000 SQ. FT

BAKER'S YARD, CRISTON ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3 1XD



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ADDERSTONE  
GROUP

# BAKER'S YARD

## OVERVIEW

Baker's Yard is an exciting creative space of light industrial and warehouse buildings, office suites and hybrid units, situated on the site of the original Greggs Bakery in Gosforth, Newcastle upon Tyne.

The park is nearing development completion, with over 80% of the available space already occupied or committed to an eclectic mix of incoming businesses.

Unit sizes at Baker's Yard vary from 947 sq. ft up to circa 12,000 sq. ft (across multiple units) and the site is set in a highly accessible location, close to Gosforth High Street and the Great North Road. Ample parking for over 200 cars is available across the entire site.

Baker's Yard is suitable for a variety of industrial, storage and office uses, subject to planning. Recent creative plans to bring the park's personality to life have been approved by city planners. These proposals include the addition of metal shipping containers, striking branding, wayfinding, rooftop terraces serving as breakout spaces for certain units, a secure bike storage area and bicycle repair shop and café to serve the hundreds of staff working on the park.



Sample office space in The Stottie Shed.



Sample office space in The Stottie Shed.

**THE STOTTIE SHED** - 1,092 sq. ft - Warehouse Industrial

**THE CHILLER** - From 947 - 3,444 sq. ft + Mezzanines - Office

**THE PANTRY** - From 1,292- 8,147 sq. ft + Mezzanines for some units - Office

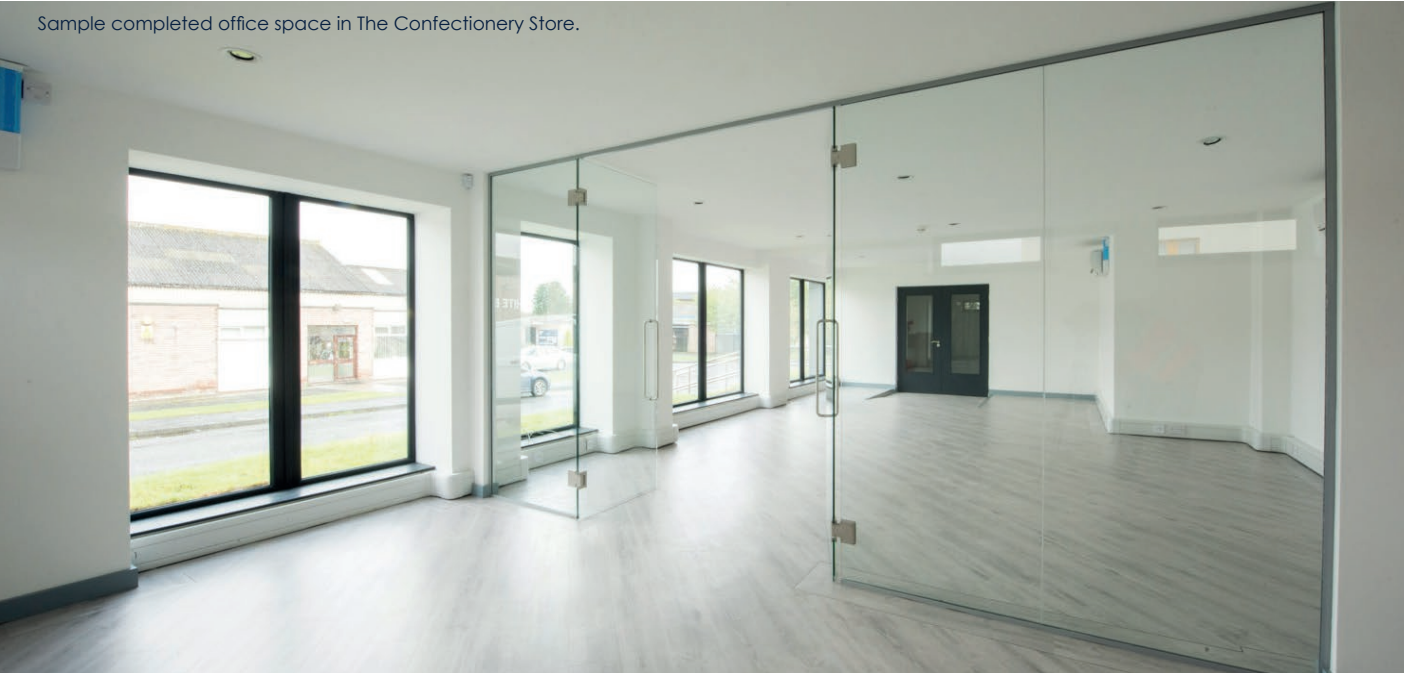
**THE CONFECTIONERY STORE** - Occupied

**THE BAIT ROOM** - 500 sq. ft

**THE BIKE SHED** - Circa 250 sq. ft

# BAKER'S YARD

Sample completed office space in The Confectionery Store.



## ABOUT

Baker's Yard is a large site made up of office, warehouse, storage and industrial buildings, owned by Adderstone Group, on the site of Gosforth Industrial Estate.

The site incorporates four main buildings; The Stottie Shed (the original Greggs Bakery), The Confectionery Store, The Chiller and The Pantry.

The whole site encompasses over 90,000 sq. ft of office, warehouse and industrial space.

In recent months Baker's Yard has welcomed an eclectic mix of clients including Document Solutions, Solarglide, Verisure and JC Consulting, plus many more.



# BAKER'S YARD



The entire site of Baker's Yard comprises a series of buildings, some interconnected, all of similar construction with steel and concrete frame. External walls with brickwork render. Spaces can be reconfigured to suit requirements.



Sample completed office space in The Confectionery Store.



# BAKER'S YARD

## ABOUT

**THE STOTTIE SHED** is the largest of the buildings on site and is undergoing a dramatic redevelopment to section the building into individual units.

Interested parties have the opportunity to have input into the design of their individual units which can be refurbished to their desired specification and to suit the needs of the business. Some spaces are available with immediate effect.

Opportunities at Baker's Yard vary in size, specification and cost so it's best to arrange a viewing or contact us for the latest available spaces.

See indicative layouts over page.

Sample finished office unit within The Stottie Shed.



Sample office space, The Stottie Shed.



# BAKER'S YARD



-  LET AGREED
-  AVAILABLE TO LET
-  Under Offer

# BAKER'S YARD

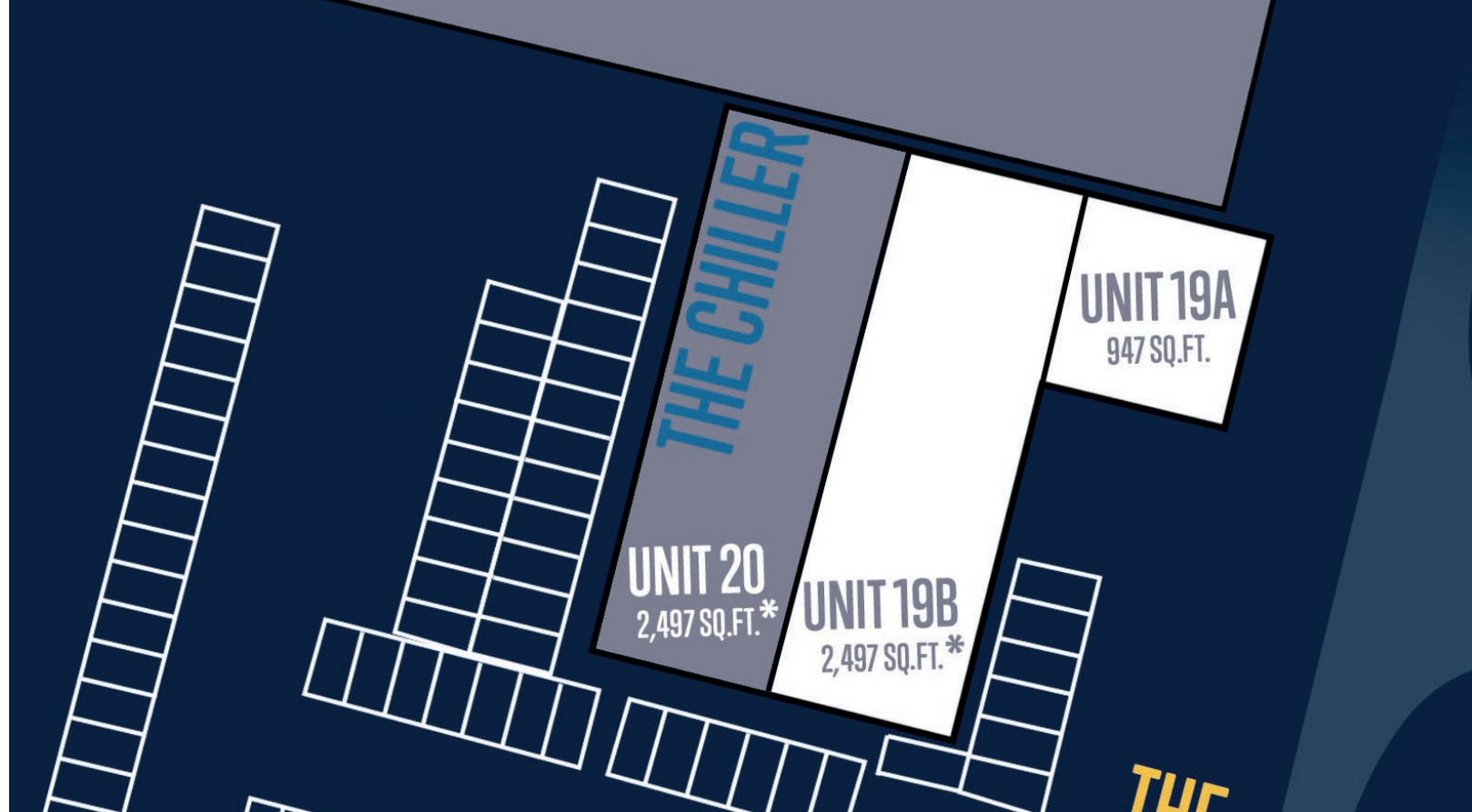
## ABOUT

**THE CHILLER** is an office and warehouse building with mezzanine floor in a prominent position on the estate. This site could be leased as an entire unit or split to suit requirements.

This space is currently under renovation and will offer contemporary interiors, light walls and ceilings. There is excellent parking provision with designated bays on site.

See indicative layouts over page.

Unit sizes varying from  
947 - 3,444 sq. ft



# BAKER'S YARD

Indicative floor plans can be  
reconfigured to suit requirements.



-  LET AGREED
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# BAKER'S YARD

## ABOUT

**THE PANTRY** totals 8,147 sq. ft of available space broken into smaller individual units which can be tailored to a tenant's requirements.

This building has 28 car parking spaces to the front of the unit.

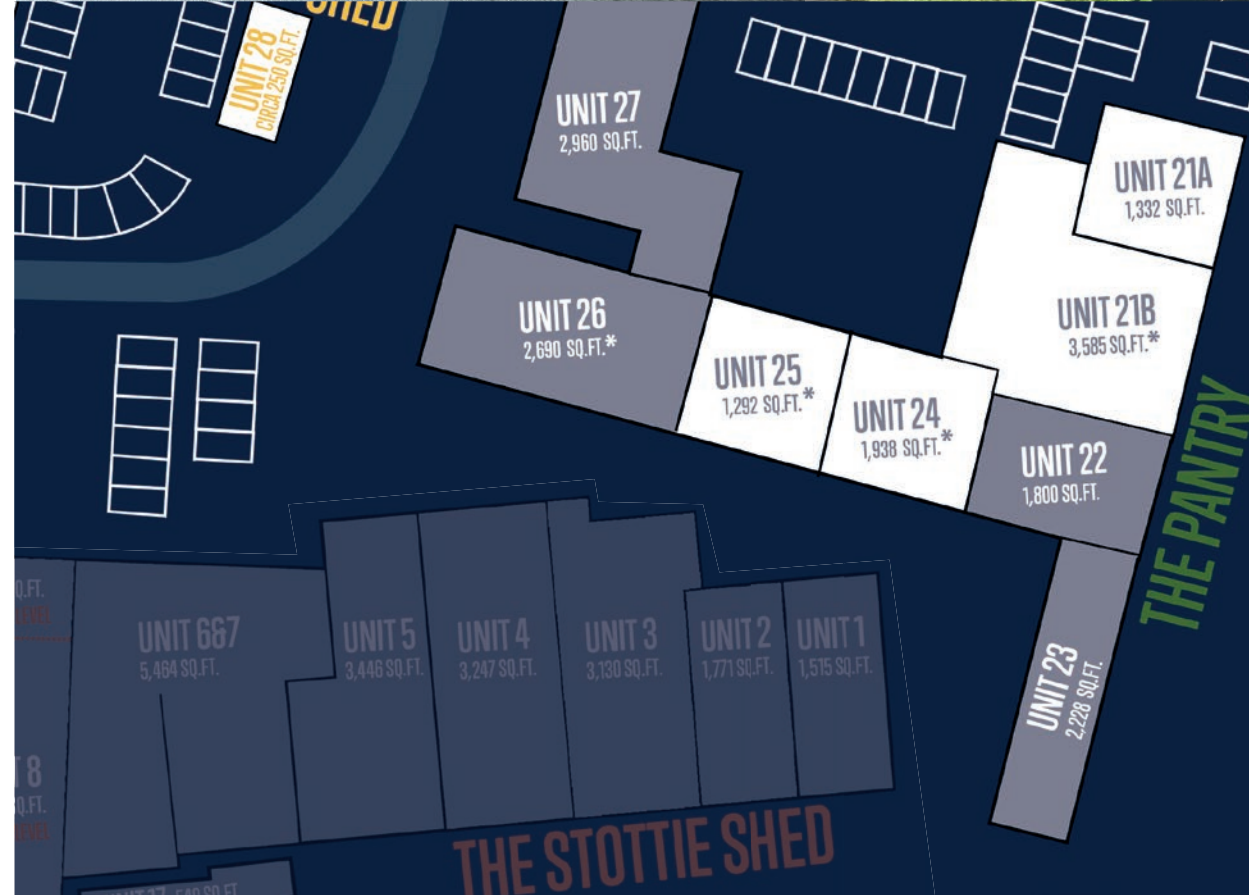
The Pantry currently comprises multiple office spaces, reception area and meeting rooms with suspended ceilings and modern lighting/carpeting throughout but can be reconfigured. Some of the units include mezzanine floors.

See indicative layouts over page.

Unit sizes varying from  
**1,292 - 8,147sq. ft**



Sample office from The Confectionery Store to show a visual of finished space.



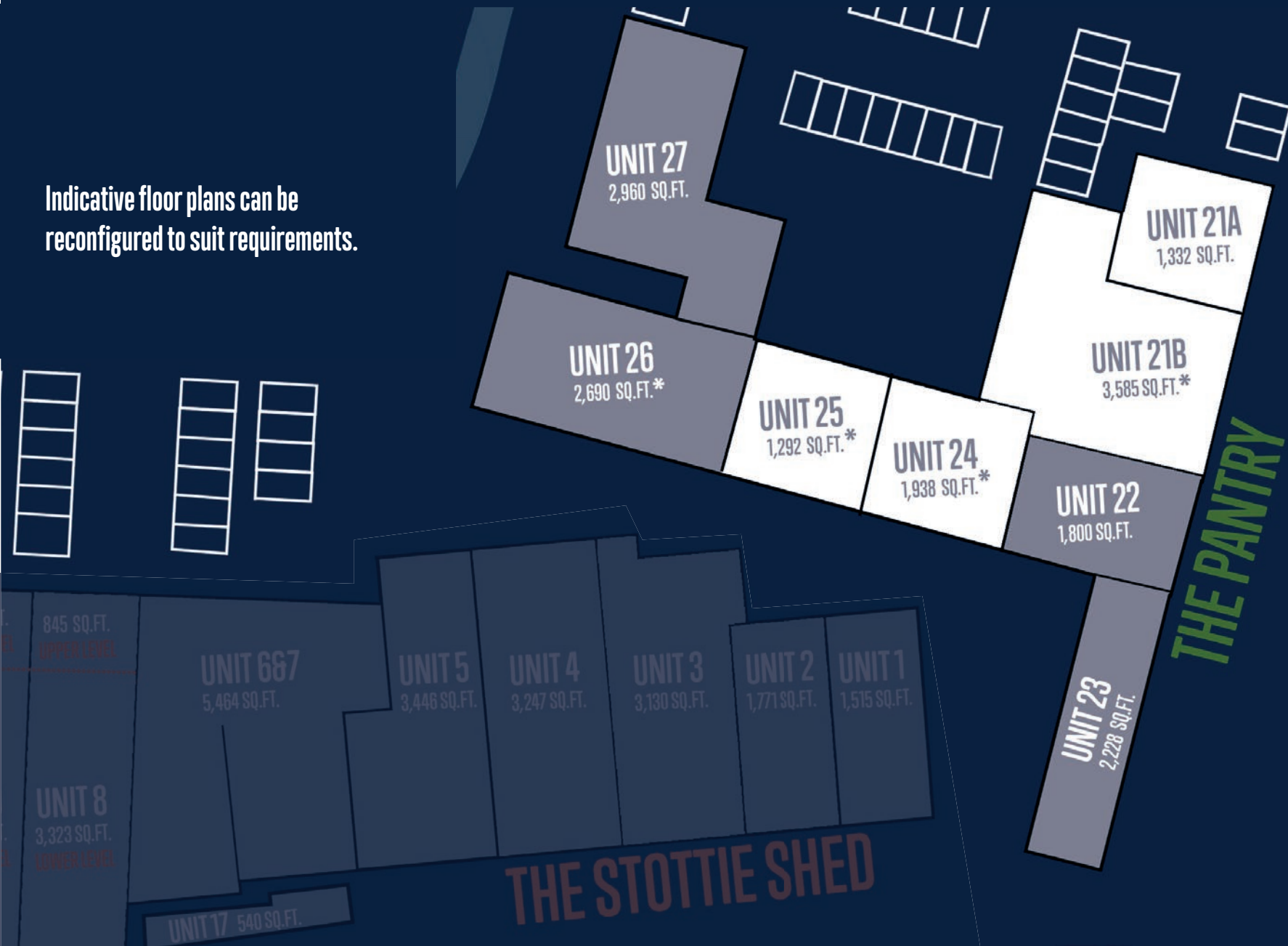
\* Plus mezzanine floors:

- UNIT 19B circa 550 sq. ft
- UNIT 20 circa 550 sq. ft
- UNIT 21B circa 350 sq. ft
- UNIT 24 circa 1,450 sq. ft
- UNIT 25 circa 750 sq. ft

# BAKER'S YARD

Indicative floor plans can be reconfigured to suit requirements.

UNIT 23 circa 700 sq. ft.  
UNIT 26 circa 550 sq. ft



\* Plus mezzanine floors:

- UNIT 19B circa 550 sq. ft
- UNIT 20 circa 550 sq. ft
- UNIT 21B circa 350 sq. ft
- UNIT 24 circa 1,450 sq. ft
- UNIT 25 circa 750 sq. ft
- UNIT 26 circa 550 sq. ft

- LET AGREED
- AVAILABLE TO LET
- Under Offer

**THE STOTTIE SHED**

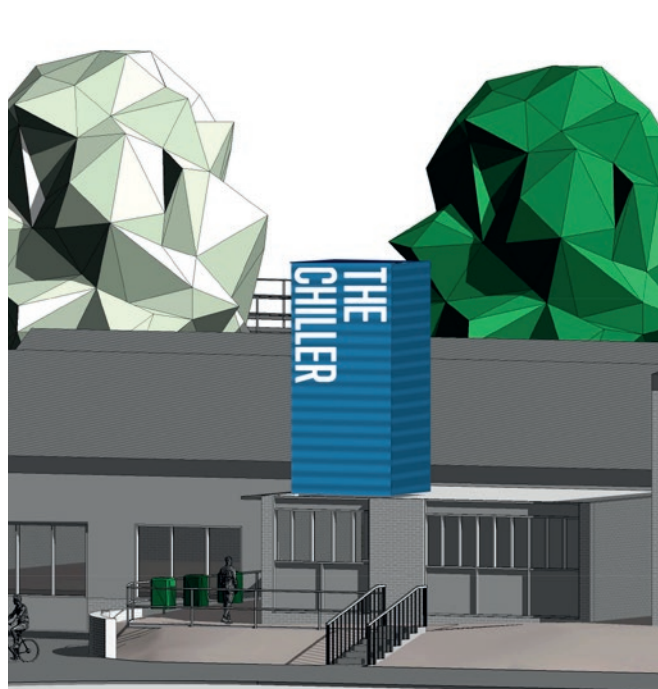
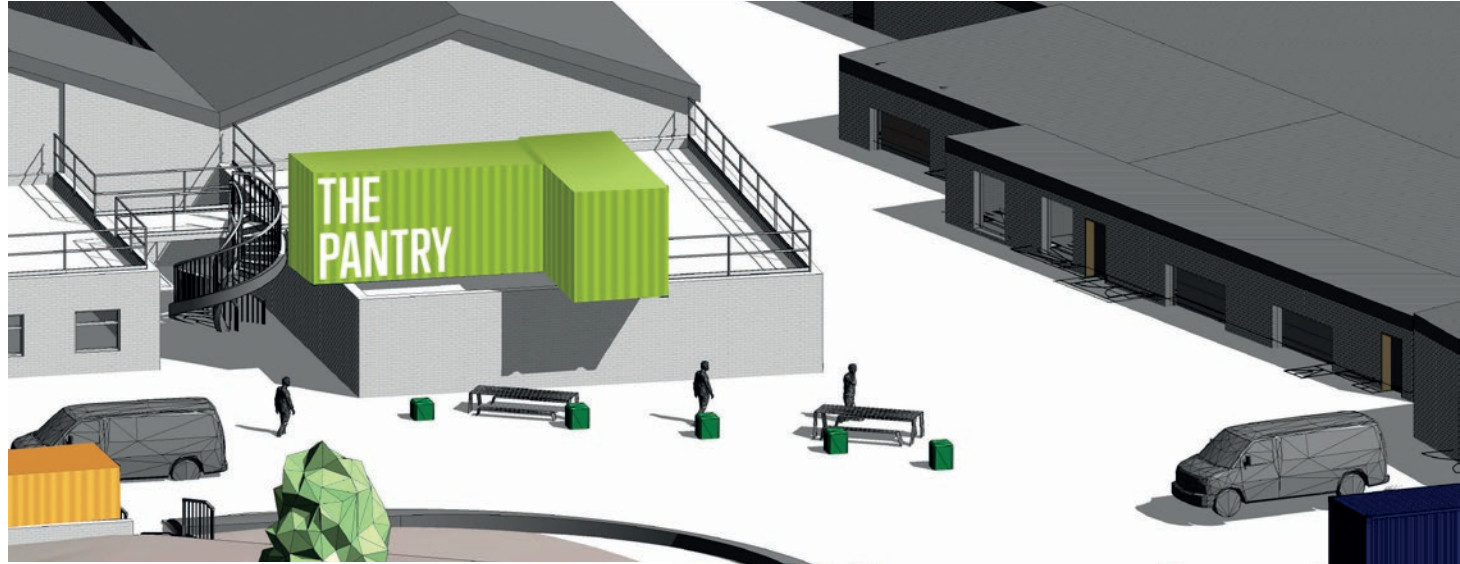
**THE PANTRY**

# BAKER'S YARD

## ADDING A LITTLE BIT OF PERSONALITY

An integral part of bringing Baker's Yard's personality to life has recently been approved in the form of a striking branding and wayfinding proposal, rooftop terraces serving as breakout space for certain units, a bike storage area and bicycle repair shop which is being offered up as a commercial venture, as well as a café serving staff on the park. The plans are designed to make Baker's Yard a 'destination' business park for businesses and their clients alike.

The additions will comprise the introduction of a number of shipping containers, decorated with associated branding, positioned strategically across the site. Some of these will also be available as storage units for tenants.



# BAKER'S YARD

## ABOUT

### THE BAIT ROOM & THE BIKE SHED

There is an opportunity for a street food vendor or café to operate from the container located in the centre of the park serving the many hundreds of staff in the immediate vicinity. The café container will be circa 500 sq. ft plus rooftop terrace and outside space.

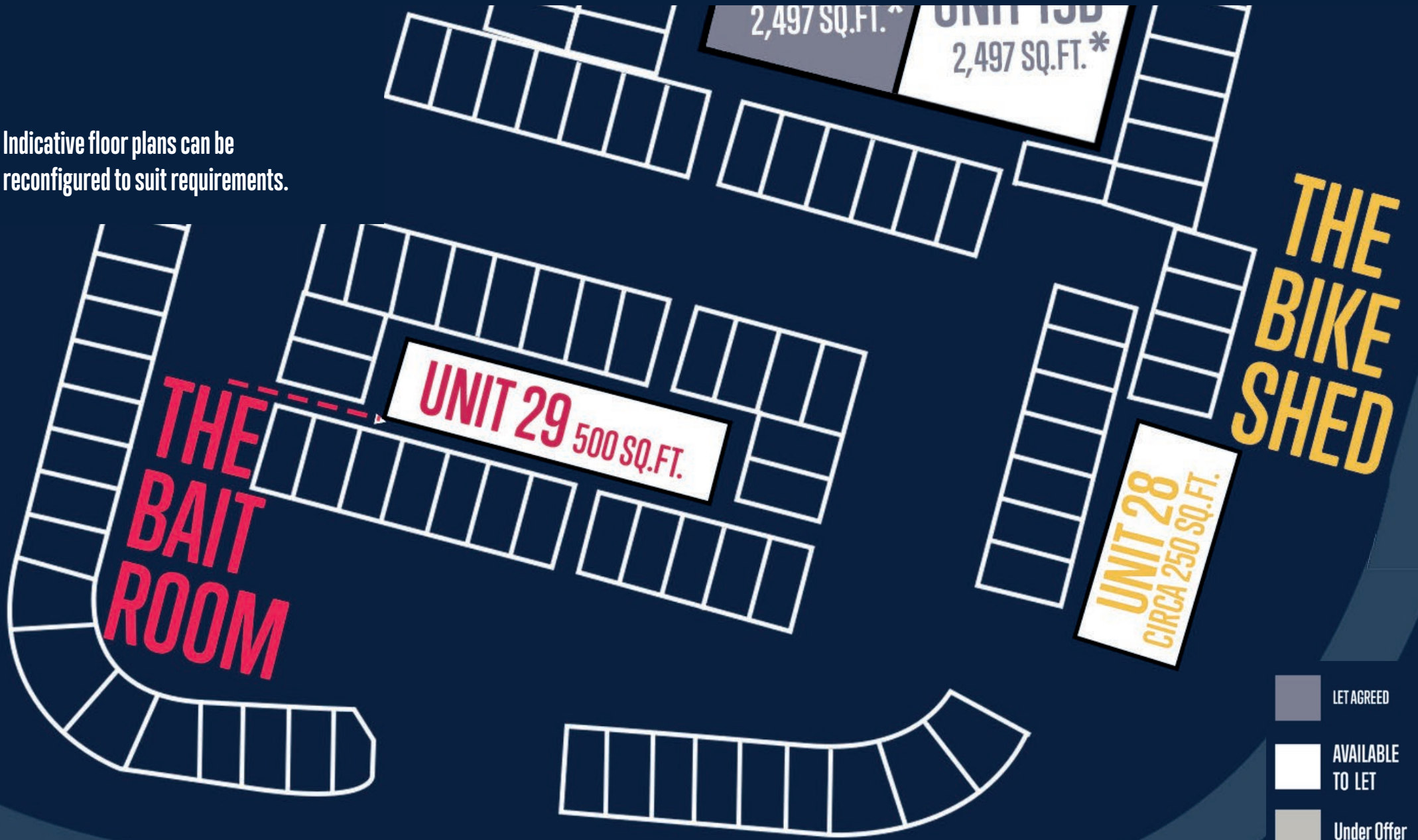
There is also a container within the park which is dedicated as a secure bike store. There is an opportunity for a commercial operator to operate and manage a bicycle repair shop from this location, this space is circa 250 sq. ft.

We urge commercial operators interested in finding out more about the café and bicycle repair shop opportunities to get in touch as soon as possible.



# BAKER'S YARD

Indicative floor plans can be  
reconfigured to suit requirements.



# BAKER'S YARD

## LOCATION & LOCAL AMENITIES

Baker's Yard is situated in a highly accessible area next to Gosforth Industrial Estate. The site lies to the north east of Gosforth town centre and is within easy access both by car and foot of Gosforth High Street with a host of shops, restaurants and public transport options, including metro nearby. The Great North Road is also very easily accessible, only minutes by car.


Minutes away are Regent Centre Metro Station and South Gosforth Metro Station, providing regular Metro services towards Newcastle city centre, the Airport and the coast.



# BAKER'S YARD



## LOCATION

-   
**CHRISTON ROAD**  
 (FOR SITE ACCESS)
-   
**FOOD & DRINK**  
 0.5 MILES  
 10 MIN 
-   
**BUS STOP**  
 0.4  
 8 MIN 
-   
**METRO**  
 0.5 MILES  
 10 MIN 

# BAKER'S YARD

## CURRENT AVAILABILITY



- LET AGREED
- AVAILABLE TO LET
- Under Offer

\* Plus mezzanine floors:

UNIT 19B circa 550 sq. ft  
 UNIT 20 circa 550 sq. ft  
 UNIT 21B circa 350 sq. ft  
 UNIT 24 circa 1,450 sq. ft  
 UNIT 25 circa 750 sq. ft  
 UNIT 26 circa 550 sq. ft

Unit sizes are available up to circa 12,000 sq. ft.

**ENQUIRIES:**  
0191 269 99 44

# BAKER'S YARD

THE STOTTIE SHED

THE CHILLER

THE BAIT ROOM

THE PANTRY

THE CONFECTIONERY STORE

THE BIKE SHED

## UNIT SIZES

Unit sizes are available from 947 sq. ft upwards and are suitable for a variety of office, storage and industrial uses.

Interested parties have the opportunity to have input into the design of their individual units, which can be refurbished to their desired specification and to suit the needs of the business.

All measurements detailed in these particulars have been calculated on a gross internal basis (GIA) and are indicative only at this stage until detailed layouts are progressed.

## LEASE TERMS

Properties are available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated.

## SERVICE CHARGE

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

## RATEABLE VALUE

The rateable value is yet to be reassessed for rating purposes.

## RENT

Rent upon application.

## VAT

All prices are deemed exclusive of VAT.

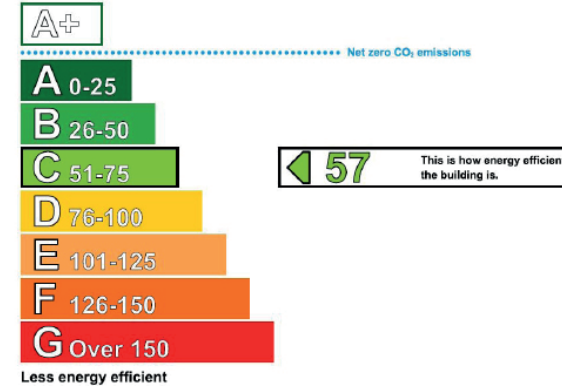
## LEGAL COSTS

Each party is responsible for their own legal fees incurred.

Misrepresentation Act 1967: Adderstone Management Limited for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Adderstone Management Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Adderstone Management Limited to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. November 2020.

## Energy Performance Asset Rating

More energy efficient



Less energy efficient

## PLEASE NOTE:

Rating is based on The Confectionery Store, other buildings on site are currently under construction with EPC to be applied at a later date.

For further information or to arrange a viewing:

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## CONTACT

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