

BAKER'S YARD

OFFICE SPACE TO LET

UNIT SIZES UP TO CIRCA 9,500 SQ. FT

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



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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 completion, with over 80% of the available space already occupied by or committed to an eclectic mix of incoming businesses.

Unit sizes at Baker's Yard vary from 947 sq. ft up to circa 9,500 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 are also underway.

These additions include 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.

THE STOTTIE SHED - From 1,289 sq. ft - Office / 5,464 sq. ft - Warehouse (From Sept. 21)

THE CHILLER - From 947 - 3,444 sq. ft + 550 sq. ft mezzanine

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

THE CONFECTIONERY STORE - Occupied

THE BAIT ROOM - 500 sq. ft

THE BIKE SHED - Circa 250 sq. ft

BAKER'S YARD

Right & below:
Sample office space
in The Stottie Shed.

Bottom:
Stottie Shed exterior.





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.

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.



*Photographed:
Sample completed
office space.*



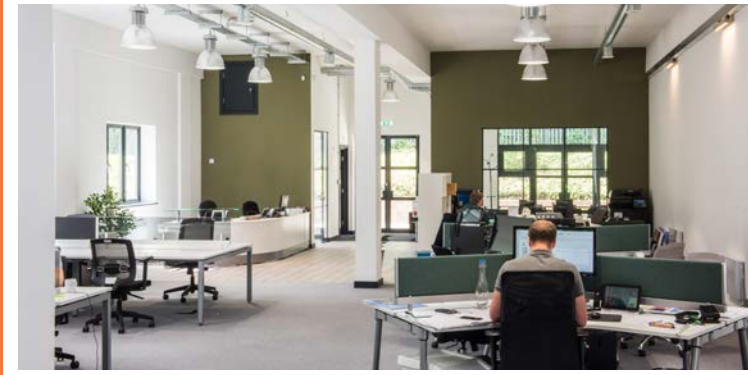
THE STOTTIE SHED

Available office space:
Unit 15, 1,289 sq. ft

**Contact us to see what spaces will be made available in the near future.*

BAKER'S YARD

*Photographed:
Sample finished office
unit within The Stottie Shed.*



ABOUT

The Stottie Shed is the largest of the buildings on site hosting a number of office and industrial businesses across 17 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.

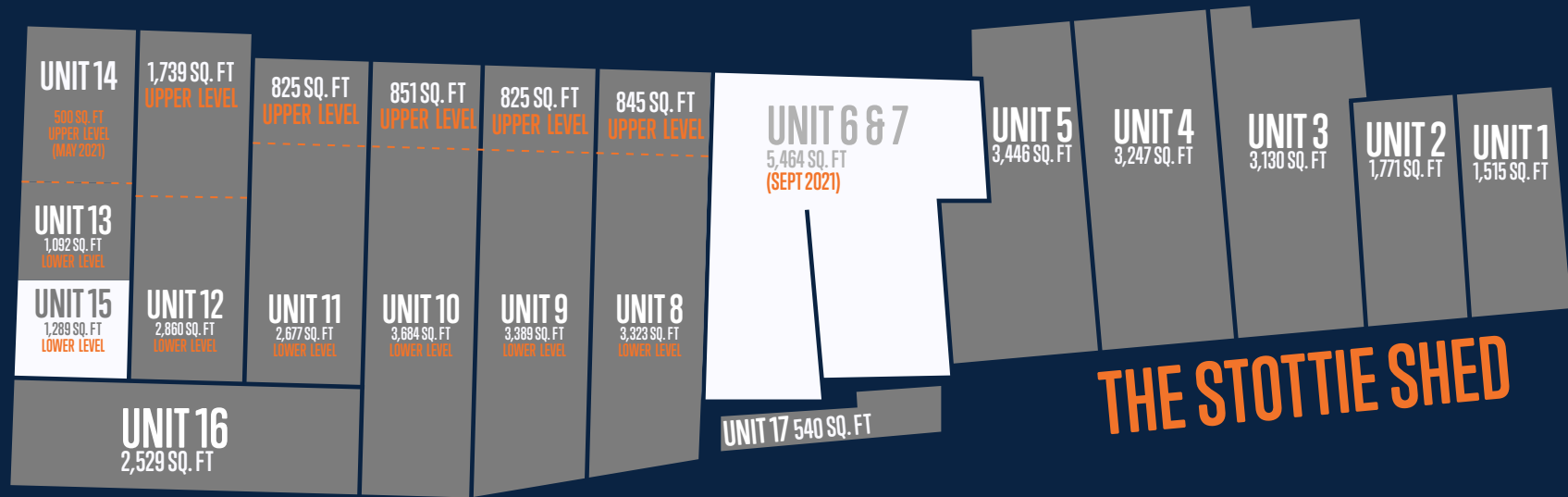
Opportunities at Baker's Yard vary in size, specification and cost. Contact us to find out the most up to date information regarding available spaces.

See indicative layouts over page.



LET AGREED

AVAILABLE TO LET



THE STOTTIE SHED

THE CHILLER

Available office space:
Unit 19A, 947 sq. ft

Unit 19B, 2,497 sq. ft
(Plus 550sq. ft mezzanine)

**Contact us to see what spaces will
be made available in the near future.*

BAKER'S YARD



ABOUT

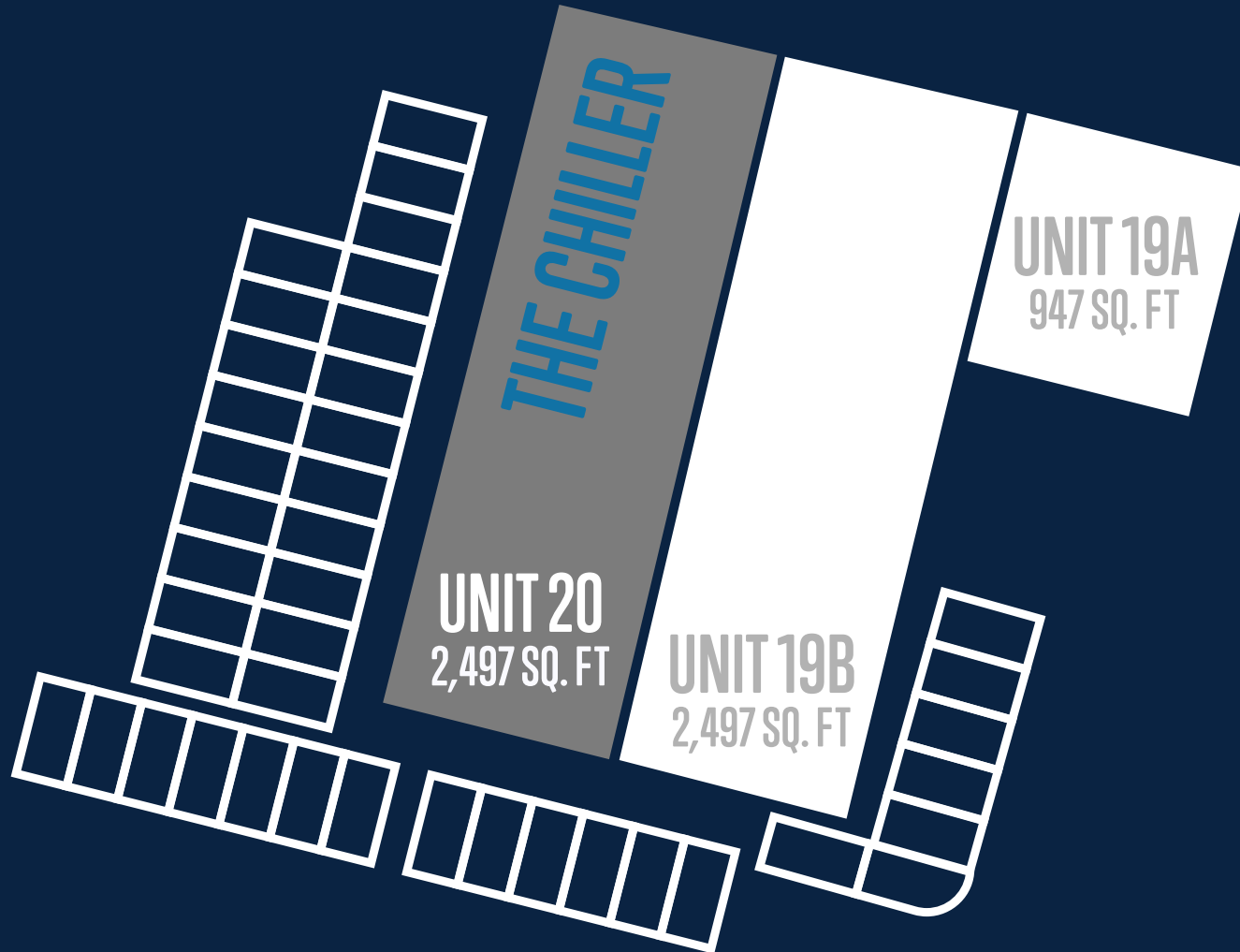
The Chiller is an office and warehouse building with mezzanine floor in a prominent position in the heart of the estate.

This space offers contemporary interiors, light walls and high ceilings. There is excellent parking provision with designated bays on site.

See indicative layouts over page.

*Photographed:
Sample finished
unit within The Chiller.*





Unit 19A, 947 sq. ft

Unit 19B, 2,497 sq. ft
(Plus circa 550sq. ft mezzanine)

THE PANTRY

Available office space:
Unit 21B, 3,548 sq. ft
(Plus circa 350 sq. ft mezzanine)

Unit 24, 1,938 sq. ft
(Plus circa 1,450 sq. ft mezzanine)

Unit 25, 1,292 sq. ft
(Plus circa 750 sq. ft mezzanine)

**Contact us to see what spaces will be made available in the near future.*

BAKER'S YARD



*Photographed:
Sample container
& office space
at The Pantry.*



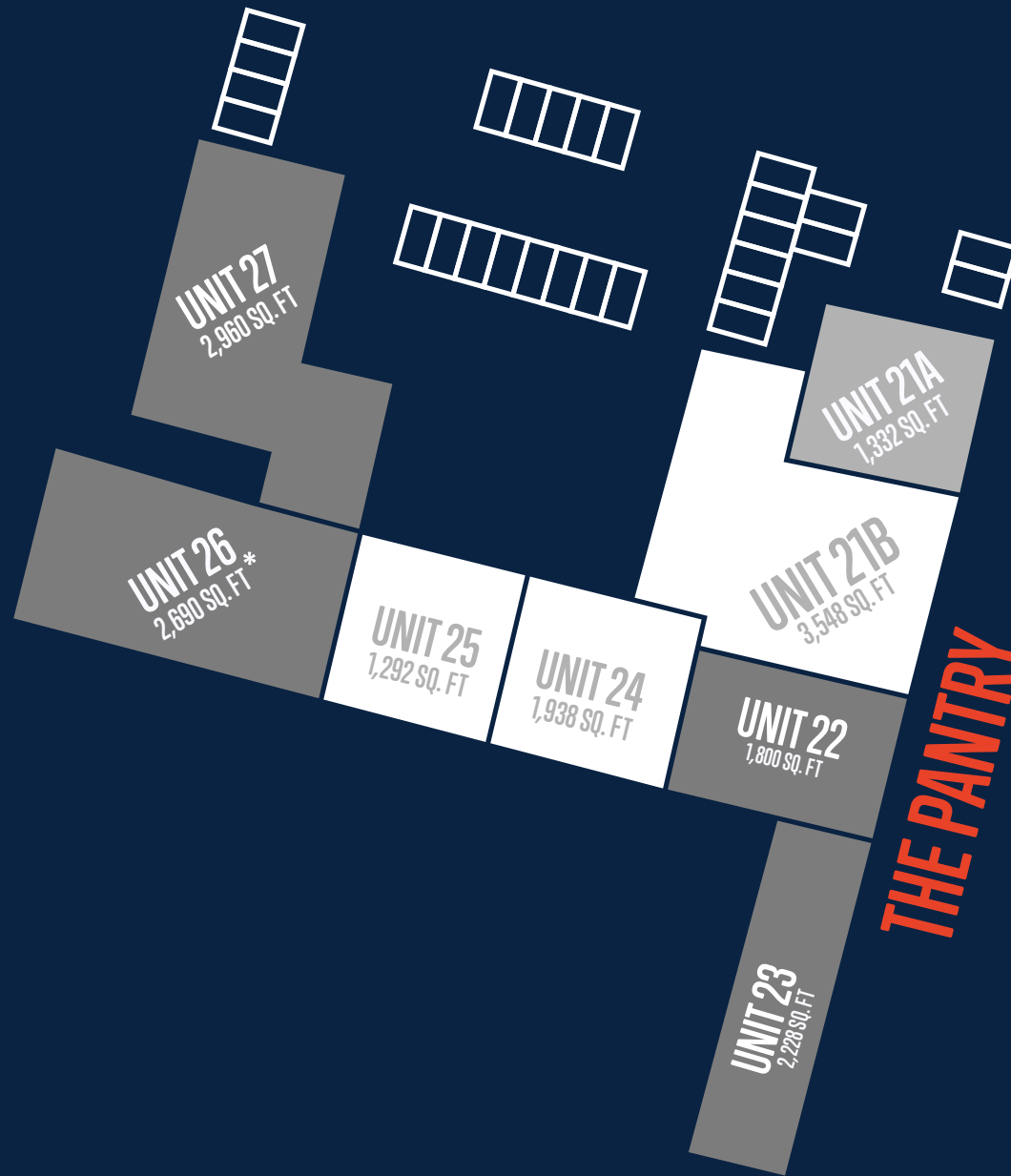
ABOUT

The Pantry totals 9,328 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 which can be reconfigured. Most of the units include mezzanine floors.

See indicative layouts over page.



Unit 21B, 3,548 sq. ft
(Plus circa 350 sq. ft mezzanine)

Unit 24, 1,938 sq. ft
(Plus circa 1,450 sq. ft mezzanine)

Unit 25, 1,292 sq. ft
(Plus circa 750 sq. ft mezzanine)

THE BAIT ROOM

THE BIKE SHED

BAKER'S YARD

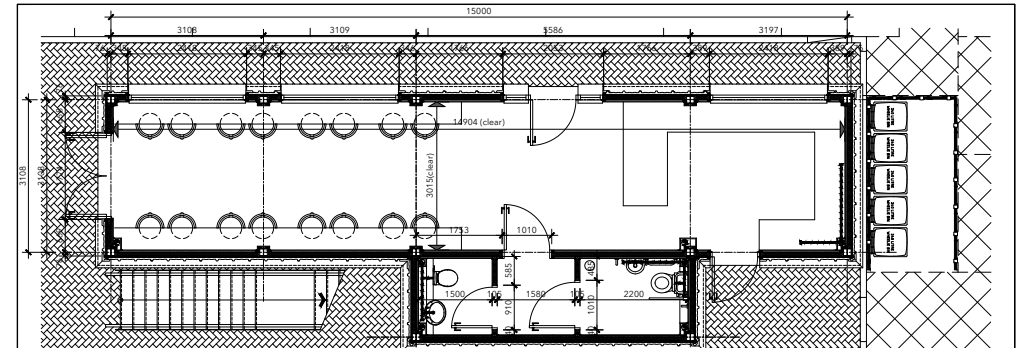
ABOUT

The Bait Room & The Bike Shed

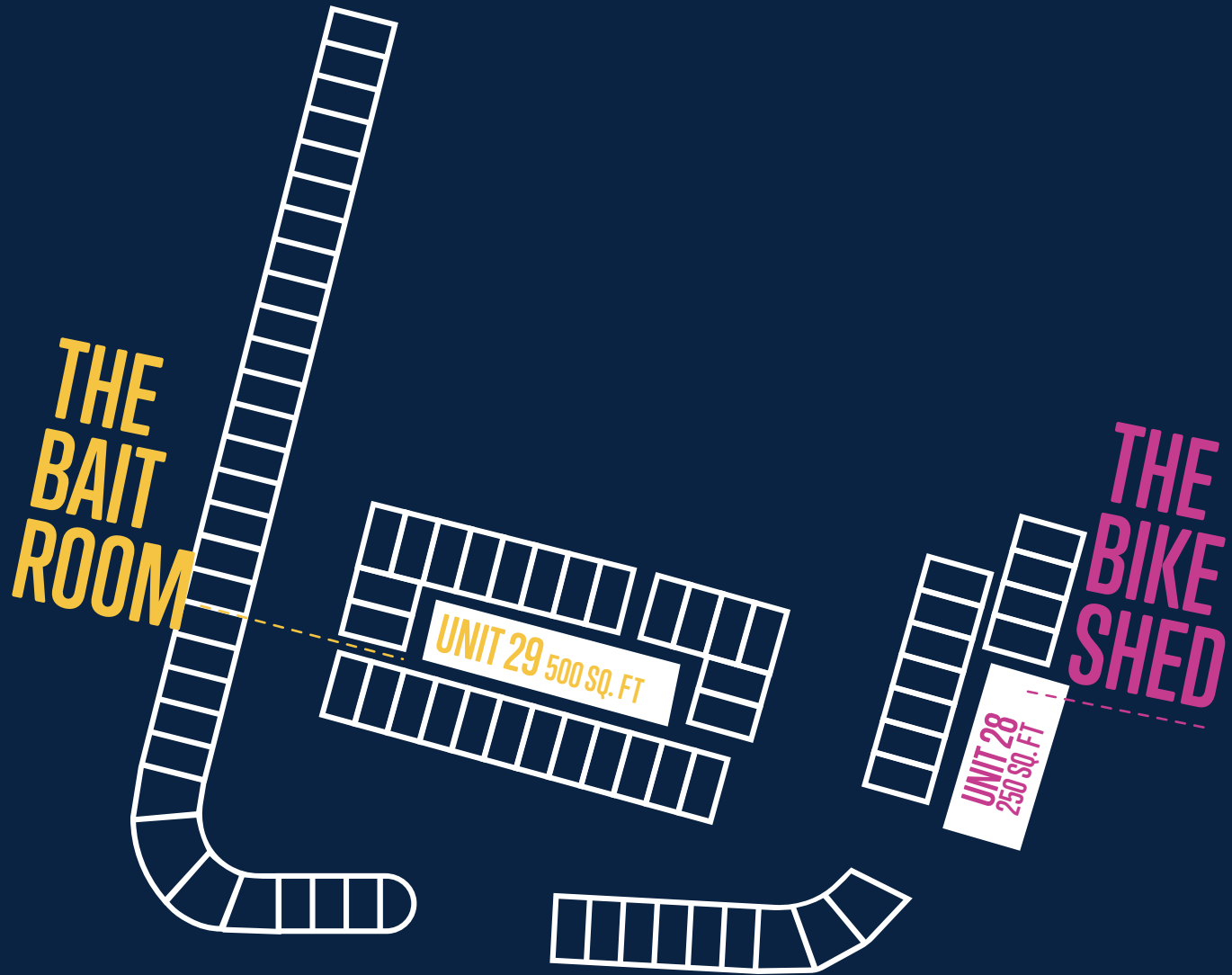
There is an opportunity for a street food vendor or café to operate from the container located in the centre of the park serving the many hundreds of staff in the immediate vicinity. The café container will be circa 500 sq. ft plus rooftop terrace and outside space.

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.



- LET AGREED
- AVAILABLE TO LET



BAKER'S YARD SITE PLAN



* 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

CHRISTON ROAD
(FOR ACCESS)

THE BAIT ROOM

THE CONFECTIONERY STORE

UNIT 18

UNIT 20
2,497 SQ. FT

THE CHILLER

UNIT 19A
947 SQ. FT

UNIT 19B
2,497 SQ. FT

THE BIKE SHED

UNIT 29
500 SQ. FT

UNIT 28
250 SQ. FT

UNIT 27*
2,980 SQ. FT

UNIT 26*
2,680 SQ. FT

UNIT 25
1,292 SQ. FT*

UNIT 24
1,838 SQ. FT*

UNIT 22
1,800 SQ. FT

UNIT 21A
1,332 SQ. FT

UNIT 21B
3,598 SQ. FT

THE PANTRY

UNIT 14 890 SQ. FT UPPER LEVEL	1,739 SQ. FT UPPER LEVEL	825 SQ. FT UPPER LEVEL	851 SQ. FT UPPER LEVEL	825 SQ. FT UPPER LEVEL	845 SQ. FT UPPER LEVEL
UNIT 13 1,032 SQ. FT LOWER LEVEL					
UNIT 15 1,260 SQ. FT LOWER LEVEL	UNIT 12 2,868 SQ. FT UPPER LEVEL	UNIT 11 2,677 SQ. FT UPPER LEVEL	UNIT 10 3,694 SQ. FT UPPER LEVEL	UNIT 9 3,389 SQ. FT UPPER LEVEL	UNIT 8 3,323 SQ. FT UPPER LEVEL
UNIT 16 2,529 SQ. FT					

UNIT 6 & 7
5,404 SQ. FT
(SEPT 2021)

UNIT 5 3,446 SQ. FT	UNIT 4 3,247 SQ. FT	UNIT 3 3,130 SQ. FT	UNIT 2 1,771 SQ. FT	UNIT 1 1,515 SQ. FT
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THE STOTTIE SHED

UNIT 17
540 SQ. FT

UNIT 23
2,228 SQ. FT

ADDING A LITTLE BIT OF PERSONALITY

An integral part of bringing Baker's Yard's personality to life is 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.



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.



HIGHLY ACCESSIBLE LOCATION.



THE
STOTTIE
SHED

THE
CHILLER

THE
PANTRY

THE
BAIT
ROOM

THE
BIKE
SHED

THE
CONFECTIONERY
STORE

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.

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

60

This is how energy efficient the building is.

Net zero CO₂ emissions

PLEASE NOTE:

Rating is based on a sample unit within The Stottie Shed, other buildings on site are currently under construction with EPCs to be applied at a later date.

CONTACT

For further information or to arrange a viewing:

Commercial Estates Team:

commercialestates@adderstonegroup.com
0191 269 9944

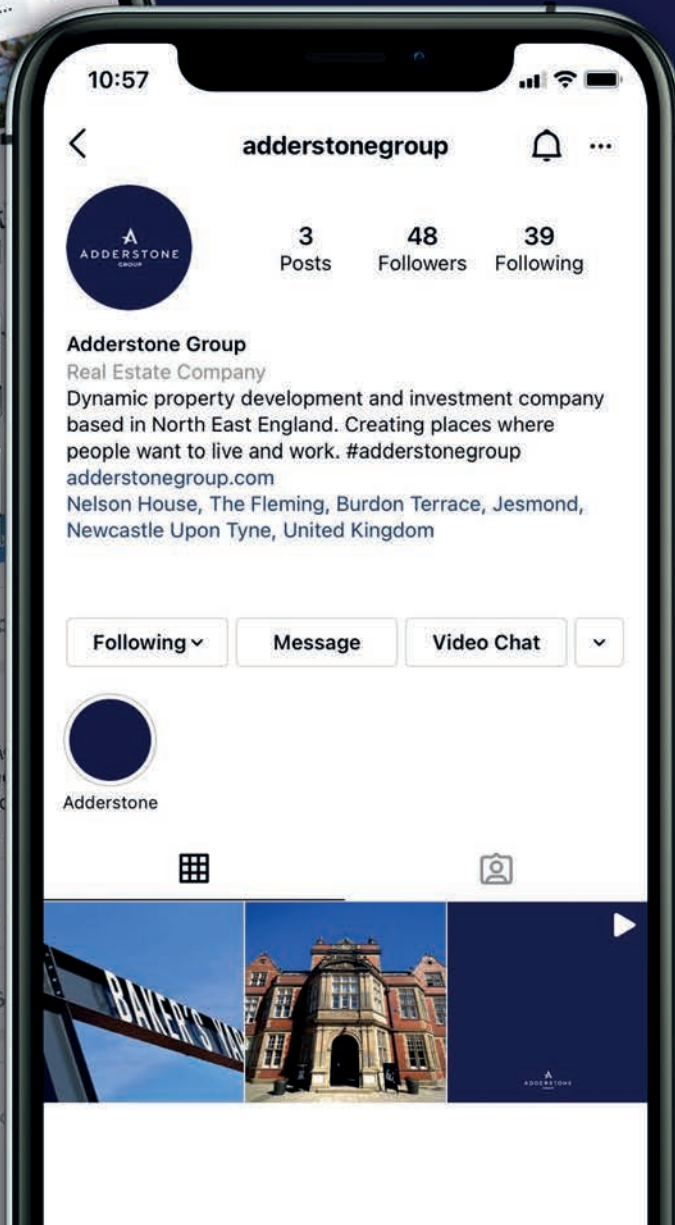

ADDERSTONE
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