



TO LET

ONE

Trinity Gardens NE1 2HF

High Quality Refurbished Office Accommodation
Located at the Heart of Newcastle Quayside



One of the City's most recognised business addresses

At the heart of Newcastle Quayside

Constructed in 2005, One Trinity Gardens provides a total of 120,000 sq ft of prime Grade A open plan office accommodation at the heart of Newcastle Quayside and is one of the City's most recognised business addresses.

The property offers the largest floorplates of any office building in Newcastle of up to 21,672 sq ft and can be tailored to provide a high level specification and open floor plate in a range of sizes from 1,500 sq ft upwards, offering an unrivalled level of flexibility for tenants and their fit out.



Bright & Light

The ground floor entrance benefits from a full height 25m atrium and has just been refurbished to a very high standard, creating a contemporary feel with enhanced break out areas which will shortly be improved further with the introduction of a café facility for occupiers of the building.

In addition, the works will extend to the introduction of additional secure cycle storage, together with shower and changing facilities.





High quality refurbished
accommodation

Grade A fully refurbished accommodation

Following the completion of the refurbishment of all common parts, reception and the 5th floor, the remainder of Trinity Gardens is undergoing a comprehensive refurbishment programme to deliver prime Grade A accommodation with contemporary exposed services, LED lighting and a brand new VRF air conditioning system.

On completion of the works, the building will benefit from an EPC A rating.

The added flexibility of the largest open floor plate in Newcastle, with the benefit of four access points from the core, provides an opportunity to meet a range of requirement sizes.



Refurbishment of 5th floor now complete



The property features a large modern manned reception area leading to four 13 person lifts which provides access to all levels. Each floor benefits from dedicated Male, Female and Disabled toilets including shower facilities. These will be enhanced further with the introduction of an additional shower and changing facility at ground floor.

Highly Specified



The available accommodation benefits from the following specification:



Full access raised flooring (150mm clear void)



Exposed services



LED strip lighting



Gym Facilities



New VRF Cooling & Heating



Four x 13 person passenger lifts, plus separate goods and firefighting lifts



Excellent natural lighting with in excess 3m floor to ceiling



Building de-carbonised



Refurbished common areas



Ground floor café and break out area



New shower and changing facilities



Green Leases



Secure cycle store



Wiredscore Platinum rating



EPC A rating (post refurbishment)



Green utility procurement

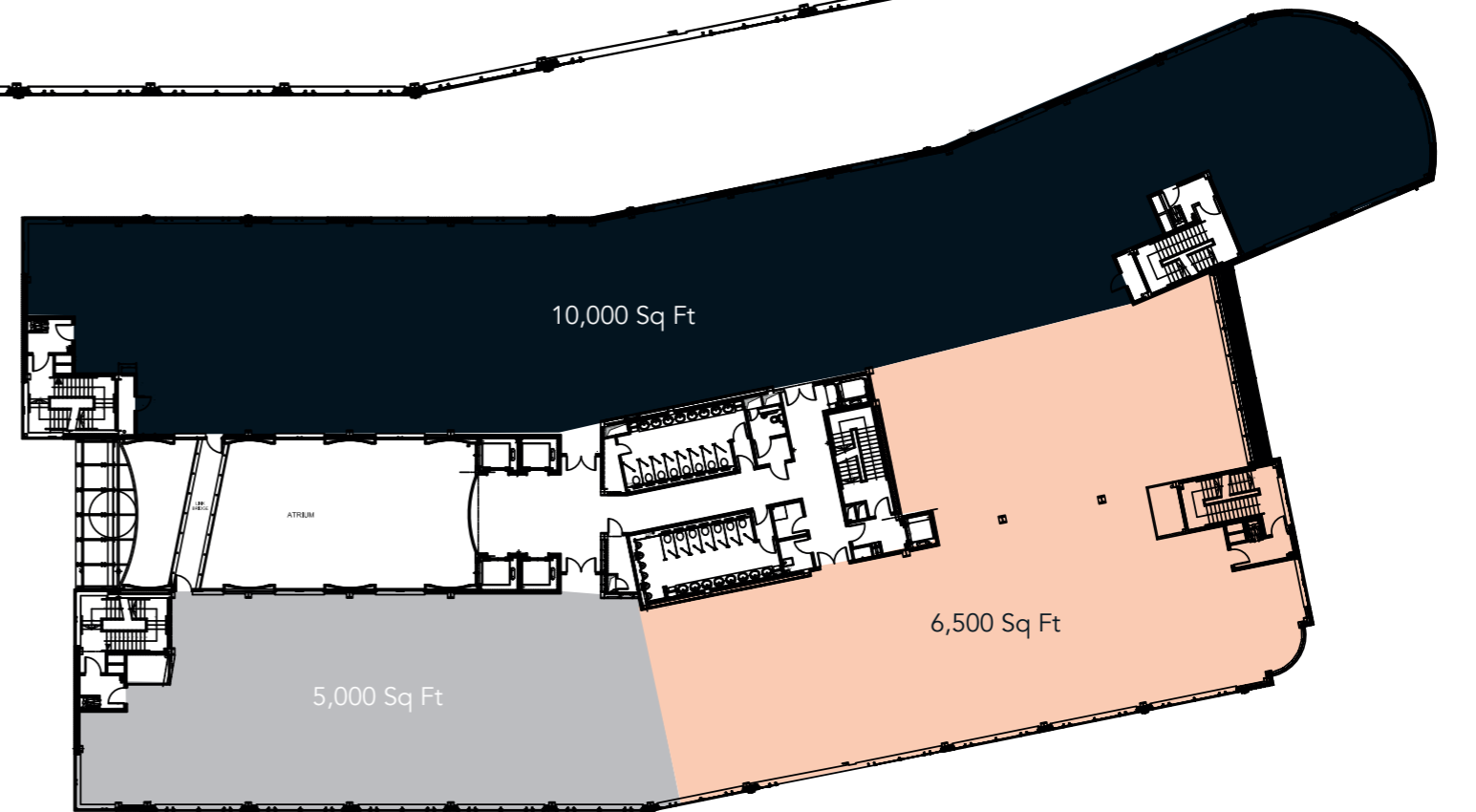
Dynamic Configuration

The configuration of each floor allows us to sub divide in order to create a range of suites as illustrated in the floor plans below/adjacent.

Typical Floor



Potential Floor Splits



FLOOR	SQ FT	SQ M
Sixth Floor	6,742	626.35
Part Fifth Floor	4,494	417.50
Fourth Floor	21,672	2,013.39
Second Floor	21,554	2,002.43
First Floor	21,507	1,998.06
Total	75,969	7,057.73

Floor areas indicative and subject to measurement

Strategic Position

One Trinity Gardens occupies a strategic position linking the Quayside to the traditional City Centre, and takes full advantage of all of the Quaysides setting, which is now a well-established employment, leisure and living quarter of the city.

The area immediately surrounding One Trinity Gardens is home to a number of office users, the Law Courts, the Live Theatre and some of Newcastle most highly regarded restaurants including Terry Laybourne's Café 21, St Vincent and Broad Chare venues.



City Centre Locations

Access to the Quayside is excellent with a dedicated Quaylink bus service connecting the area to the City Centre, Central Station and Gateshead Quays. Metro access is available within a short walking distance via Manors Metro Station, and the Quayside itself provides excellent cycle and pedestrian access. Car parking provision is very good, with the Stockbridge MSCP directly opposite, and further parking available within a short walk.



Key

- 1 One Trinity
- 2 Quayside Multi-storey Car Park
- 3 Café 21
- 4 St Vincent
- 5 Tesco
- 6 Gusto
- 7 Malmaison
- 8 Travelodge
- 9 Premier Inn
- 10 Newcastle Crown Court
- 11 Manors Metro Station
- 12 Baltic
- 13 Sage Gateshead
- 14 Eldon Square
- 15 New HMRC Office
- 16 Northumberland Street
- 17 Central Station



The Destination

Travel and Distance Times



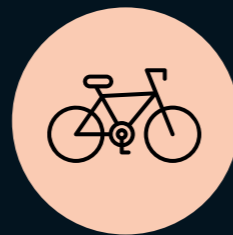
London	2hrs 40 mins
Edinburgh	1hr 40 mins
Durham	15 mins
Leeds	1hr 30mins
Manchester	2hrs 5 mins



Sunderland	13 miles
Durham	18 miles
Teesside	42 miles
Leeds	105 miles
Manchester	150 miles



Quayside	2 mins
Manors Metro Station	8 mins
Central Station	12 mins
Northumberland Street	15 mins



Central Station	5 mins
Quayside Cycle Hub	5 mins



Lease Term

The accommodation is available as a whole, floor by floor or as a part floor subject to agreement, by way of a new effective FRI lease for a term to be agreed.

Financial Terms

Please contact the agents for further information on pricing, Business Rates and Service Charge.

ESG

We are committed to ensuring occupiers of One Trinity Gardens benefit from the highest possible ESG credentials. Not only have we achieved an EPC A, but the building is fully de-carbonised and there is a green utilities procurement policy in place, with no reliance on gas throughout the building. All new leases will contain Green clauses.

On a practical day to day level, we have ensured staff wellbeing is at the forefront, introducing biophilic walls to the reception area, a new café and gym facility at ground floor, together with new showers and cycle stores, as well as the introduction of a Wellness room on the 6th floor.



Viewing & Further Information

For any further information or to arrange a viewing please contact the joint letting agents:



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