

Properties available from Newcastle City Council

May 2026

If you need this information in another format or language, please contact us.

Where to get help

General property enquiries

Property

Newcastle City Council, 5th Floor, Civic Centre, Newcastle upon Tyne, NE1 8QH Email:

property@newcastle.gov.uk

Website: <https://www.newcastle.gov.uk/property>

General non-property related business advice

Contact our Capital Investment and Growth Team to find out what help and support may be available to you: businesssupport@newcastle.gov.uk

Other sources of business advice include:

Business and Intellectual Property Centre

Newcastle City Library (Level 3), Charles Avison Building, 33 New Bridge Street West, Newcastle upon Tyne NE1 8AX

Email: bipcnewcastle@newcastle.gov.uk

www.bipcnewcastle.co.uk

Invest Newcastle

c/o The Common Room, Neville Hall, Westgate Road, Newcastle upon Tyne, NE1 1SE Phone: 0191 440 5751

Email: invest@ngi.org.uk www.investnewcastle.com

PNE Enterprise

7-15 Pink Lane, Newcastle upon Tyne NE1 5DW

Phone: 0191 230 6410

Email: info@pne-enterprise.org

www.pne.org

RHWE Ltd

John Buddle Work Village, Buddle Road, Newcastle upon Tyne NE4 8AW

Phone: 0191 226 7979 Email: info@rhwe.org

www.rhwe.org

Business Rates Enquiries

Phone: 0191 278 7878 and ask for 'Business Rates' Email:

business.rates@newcastle.gov.uk

<https://www.newcastle.gov.uk/businessrates>

Planning Enquiries

Phone: 0191 278 7878 and ask for 'Planning' Email:

planning.control@newcastle.gov.uk

<https://www.newcastle.gov.uk/planning>

Important - please note

Please make sure that you read and understand the notes below.

This document has been prepared by the council Property Department who act as the council's agent in the selling or letting of this property.

The information in this document gives a general overview of the property and is only given as a guide. It does not form any part of an offer or contract and you must not rely on this information as statements or representations of fact.

Any descriptions and dimensions we refer to are given only as a guide and are not comprehensive or precise.

You should not take anything in this document as a statement that the property or any services or equipment in the property are in good condition or working order.

The information in this document is given without responsibility and you should not assume that the matters stated in it are accurate. Please make sure you inspect the property and carry out your own investigations before you agree to enter into any contract. You must rely on your own inspections, investigations and enquiries on all matters including planning or other consents.

No one employed by the council has authority to make any promises or representations or give any warranties or assurances about the property.

The property's VAT position may change without notice.

Properties available from the City of Newcastle upon Tyne

2016 Asset Programme - Community Asset Transfer

Newcastle City Council periodically has buildings that may be available for Community Asset Transfer.

For more information about our approach and assets included in the programme, please go to:
<https://www.newcastle.gov.uk/our-city/community-buildings/community-buildings-and-facilities>

Properties may be added to this list so please check back from time-to-time for updates.

Use within Community Centres

There are community centres across Newcastle that are operated independently from the Council. The Council does not have a full list or contact details but we are aware that many of these hire out space or rooms. You may wish to contact any in your preferred locality if you are interested in operating from them.

For more information please go to: <https://www.newcastle.gov.uk/our-city/community-buildings>

CATEGORY: INDUSTRIAL PROPERTY

Address	Areas from – to (sq m sq ft Unless stated Otherwise)	Rent/Price
Bath Street Workshops 1-3 Newcastle upon Tyne, NE6 3PH	278.71 sq m (3,000 sq ft)	ON APPLICATION

LOCATION

Bath Street Workshops is located within an industrial estate in Walker, three miles to the East of Newcastle. The location is at the junction of Bath Street and Welbeck Road, offering excellent access to the City Centre, Quayside and the Tyne Tunnel.

DESCRIPTION

The units are single storey terraced workshop with pitched PVC coated insulated sheet metal roof, insulated brick cavity walls with coloured steel cladding and fair faced brickwork internally. The concrete floors with power float finish are designed to take a loading of up to 25 KN per square metre.

USE

A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT

On application, rents quoted are exclusive of service charge and building insurance.

SERVICE CHARGE

To be confirmed.

TERMS

The units can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £18,500 (1st April 2023)

Rates Payable - £9,231.50 (£18,500 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information, please visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E (105).

VAT

All rents are quoted exclusively of Value Added Tax, which will be charged on all rentals and service charge if applicable.

VIEWING

For more information or to arrange a viewing please contact our Letting Agent Avison Young
Adam Lawson Mobile +44 07825 113 277 Email adam.lawson@avisonyoung.com or Megan Cooper Mobile +44 07823552237 Email megan.cooper@avisonyoung.com

**Bells Close Industrial Estate Unit 7
Newcastle upon Tyne, NE15 6UE**

255.48 sq m
(2,750 sq ft)

**ON
APPLICATION**

LOCATION

Bells Close Industrial Estate is located off Bells Close immediately north of the A6085 arterial road in Newcastle upon Tyne. The estate benefits from close proximity to the A1(M), allowing for vehicular access to the wider region's road network.

DESCRIPTION

Bells Close consists of seven industrial units with a forecourt, roller shutter and parking to each unit. The property is of steel portal construction with brick and steel cladding in terrace sections. The subject property is mid terrace. Internally the property benefits from a small office space and WC facilities.

USE

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987, will be considered. This unit is not suitable for car repairs or production of food.

RENT

On application. Rents quoted are exclusive of service charge and building insurance.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £19,500(1st April 2026)

Rate Payable £9,730 (£19.500 x 49.9 pence)

For further information, please contact business.rates@newcastle.gov.uk

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. for further information, visit website www.gov.uk/apply-for-business-rate-relief

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D(97).

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing, please contact our letting agent Tobi Morrison on 07734 229 958 or email tobimorrison@naylor.co.uk

**Bells Close Industrial Estate Unit 9
Newcastle upon Tyne, NE15 6UE**

255.48 sq m
(2,750 sq ft)

**UNDER
OFFER**

LOCATION

Bells Close Industrial Estate is located off Bells Close immediately north of the A6085 arterial road in Newcastle upon Tyne. The estate benefits from close proximity to the A1(M), allowing for vehicular access to the wider region's road network.

DESCRIPTION

Bells Close consists of seven industrial units with a forecourt, roller shutter and parking to each unit. The property is of steel portal construction with brick and steel cladding in terrace sections. The subject property is end terraced. Internally the property benefits from a small office space and WC facilities.

USE

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987, will be considered. This unit is not suitable for car repairs or production of food.

RENT

On application. Rents quoted are exclusive of service charge and building insurance.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £17,750 (1st April 2026)
Rate Payable £8,857 (£17,750 x 49.9 pence)

For further information, please contact business.rates@newcastle.gov.uk
Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. for further information, visit website www.gov.uk/apply-for-business-rate-relief.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D(92).

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing, please contact our letting agent Tobi Morrison on 07734 229 958 or email tobimorrison@naylor.co.uk

**Byker Hill Units 2-5
Newcastle upon Tyne, NE6 2UD**

962.10 sq m
(10,356 sq ft)

**ON
APPLICATION**

LOCATION

Byker Hill Industrial Estate is located to the East of Newcastle city Centre, surrounded by retail and residential properties with. The estate has good access to the A193 leading to the central motorway and the city centre.

DESCRIPTION

Byker Hill Industrial Estate consists of 5 units with a forecourt to each unit and dedicated car parking. The properties comprise a terraced building of steel frame construction set beneath a flat roof with brick external cladding, arranged over ground floor and mezzanine, providing industrial space and yard.

USE

A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT

On application. Rents quoted are exclusive of service charge and building insurance.

SERVICE CHARGE

To be confirmed.

TERMS

The units can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Please contact business.rates@newcastle.gov.uk for further information.

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information, please visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

The properties have a current EPC rate of:

Unit 2 – E (118)

Unit 3 – E (112)

Unit 4 – E (125)

Unit 5 – D (100)

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our Letting Agent Avison Young Adam Lawson Mobile +44 07825 113 277 Email adam.lawson@avisonyoung.com or Megan Cooper Mobile +44 07823552237 Email megan.cooper@avisonyoung.com

**Denmark Street Industrial Estate Unit 17
Newcastle upon Tyne, NE6 2XF**

46.45 sq m
(500 sq ft)

**ON
APPLICATION**

LOCATION

Unit 21 Denmark Street Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

DESCRIPTION

The unit is a single storey industrial property in a Block of 11 units of varying sizes. The unit is of traditional cavity wall brick construction with insulated mono pitched roof and power float concrete floor. Access for trading is via a roller shutter door. Each unit has a forecourt area for exclusive use.

USE

A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT

To be confirmed.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £3,150 (1st April 2026 - present)

Rates Payable - £1,571.85 (£3,150 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E(114).

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our managing agents Oliver Bartles-Smith on 01913233148 / 07977141879 or email oliver.bartlesmith@savills.com

**Denmark Street Industrial Estate Unit 21
Newcastle upon Tyne, NE6 2XF**

46.45 sq m
(500 sq ft)

**ON
APPLICATION**

LOCATION

Unit 27 Denmark Street Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

DESCRIPTION

The unit is a single storey industrial property in a Block of 11 units of varying sizes. The unit is of traditional cavity wall brick construction with insulated mono pitched roof and power float concrete floor. Access for trading is via a roller shutter door. Each unit has a forecourt area for exclusive use.

USE

A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT

To be confirmed.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £3,150 (1st April 2026 - present)
Rates Payable - £1,571.85 (£3,150 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D(96)

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our managing agents Oliver Bartles-Smith on 01913233148 / 07977141879 or email oliver.bartlessmith@savills.com

Denmark Street Industrial Estate Unit 27
Newcastle upon Tyne, NE6 2XF

137.03 sq m
(1,475 sq ft)

**UNDER
OFFER**

LOCATION

Unit 27 Denmark Street Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

DESCRIPTION

The unit is a single storey industrial property in a Block of 11 units of varying sizes. The unit is of traditional cavity wall brick construction with insulated mono pitched roof and power float concrete floor. Access for trading is via a roller shutter door. Each unit has a forecourt area for exclusive use.

USE

A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT

To be confirmed.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £7,200 (1st April 2026 - present)

Rates Payable - £3,592.80 (£2,200 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our managing agents Oliver Bartles-Smith on 01913233148 / 07977141879 or email oliver.bartlessmith@savills.com

**Foundry Lane Industrial Estate Unit 4
Newcastle upon Tyne, NE6 1LH**

74.32 sq m
(800 sq ft)

**UNDER
OFFER**

LOCATION

Unit 4 Foundry Lane Industrial Estate is located approximately 1 mile East of Newcastle City Centre within Ouseburn area. The property benefits from parking spaces and is situated in a highly sought after location. Access to the A1(M) is approximately 5 miles to the southwest and the A19 is 6 miles to the East.

DESCRIPTION

The unit is available To Let by way of an effective full repairing and insuring lease, with costs recovered through a service charge.

USE

A wide range of industrial and warehousing uses within E(g), B2 and B8 of the Town & Country (Use Classes) Order 1987 will be considered. The unit is not suitable for car repairs or production of food.

RENT

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £5,500 (1st April 2026 - present)
Rates Payable - £2,744.50 (£5,500 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E115.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our letting agent Oliver Bartles-Smith on 07977141879 or email oliver.bartlesmith@savills.com

**Foundry Lane Industrial Estate Unit 12
Newcastle upon Tyne, NE6 1LH**

74.32 sq m
(800 sq ft)

**UNDER
OFFER**

LOCATION

Unit 12 Foundry Lane Industrial Estate is located approximately 1 mile East of Newcastle City Centre within Ouseburn area. The property benefits from parking spaces and is situated in a highly sought after location. Access to the A1(M) is approximately 5 miles to the southwest and the A19 is 6 miles to the East.

DESCRIPTION

The unit is available To Let by way of an effective full repairing and insuring lease, with costs recovered through a service charge.

USE

A wide range of industrial and warehousing uses within E(g), B2 and B8 of the Town & Country (Use Classes) Order 1987 will be considered. The unit is not suitable for car repairs or production of food.

RENT

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £5,500 (1st April 2023 - present)

Rates Payable - £2,744.50 (£5,500 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D97.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our letting agent Oliver Bartles-Smith on 07977141879 or email oliver.bartlessmith@savills.com

**Foundry Lane Industrial Estate Unit 14
Newcastle upon Tyne, NE6 1LH**

74.32 sq m
(800 sq ft)

**ON
APPLICATION**

LOCATION

Unit 14 Foundry Lane Industrial Estate is located approximately 1 mile East of Newcastle City Centre within Ouseburn area. The property benefits from parking spaces and is situated in a highly sought after location. Access to the A1(M) is approximately 5 miles to the southwest and the A19 is 6 miles to the East.

DESCRIPTION

The unit is available To Let by way of an effective full repairing and insuring lease, with costs recovered through a service charge.

USE

A wide range of industrial and warehousing uses within E(g), B2 and B8 of the Town & Country (Use Classes) Order 1987 will be considered. The unit is not suitable for car repairs or production of food.

RENT

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £5,500 (1st April 2026 - present)
Rates Payable - £2,744.50 (£5,500 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our letting agent Oliver Bartles-Smith on 07977141879 or email oliver.bartlessmith@savills.com

**Newburn Haugh Industrial Estate Unit 5
Newcastle upon Tyne, NE6 1LH**

143.53 sq m
(1,545 sq ft)

**UNDER
OFFER**

LOCATION

Newburn Haugh Industrial Estate is located to the West of Newcastle City Centre near to the A1 Western Bypass and Newcastle's residential suburbs with good access to the popular Scotswood Road and the City Centre.

DESCRIPTION

Newburn Haugh Industrial Estate consists of 26 industrial units with a through road, forecourt to each unit, additional parking and large landscaped areas.

The property is of steel portal construction with brick and steel cladding in terrace sections. The subject property occupies a mid-position within the estate with a forecourt to the front of the property. The unit benefits from a personnel door and vehicle access roller shutter door to the front, small office and WC facilities. The property has been fully re-wired.

USE

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 will be considered. This unit is not suitable for car repairs or production of food.

RENT

On application.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £9,600(1st April 2026)

Rate Payable £4,790 (£9.600 x 49.9 pence)

For further information, please contact business.rates@newcastle.gov.uk

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E(111).

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our managing agents Oliver Bartles-Smith on 01913233148 / 07977141879 or email oliver.bartlesmith@savills.com

CATEGORY: OFFICE PROPERTY

Address	Areas from – to (sq m sq ft Unless stated Otherwise)	Rent/Price
Charlotte Square No 5 Newcastle upon Tyne, NE6 3PH	19.1 – 90.3 sq m (210 – 972 sq ft)	£4,500 – £8,500 PER ANNUM

LOCATION / DESCRIPTION

5 Charlotte Square is a Grade II Listed multi-occupied building located in the city centre. It is situated in an attractive parade of buildings used for a variety of commercial purposes. The premises are suitable within Use Class E.

The premises shall be taken in their present condition and are offered to let on a full repairing and insuring basis by way of service charge, with the tenant being responsible for all outgoings in respect of the unit (including service charge, building insurance, business rates and utilities).

Lease terms are negotiable.

ENERGY PERFORMANCE CERTIFICATION

An EPC is not required for this unit.

VIEWING

For more information or to arrange a viewing please contact Kylie Embleton on kylie.embleton@newcastle.gov.uk

i4 Quayside, Newcastle Enterprise Centre, Newcastle upon Tyne, NE6 3PH	12.7 – 82.2 sq m (137 – 885 sq ft)	MONTHLY LICENCE FEE
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LOCATION / DESCRIPTION

i4-Quayside Enterprise Centre offers new businesses a great range of serviced accommodation in Newcastle. Our rates are competitive and our occupancy arrangements are flexible providing businesses with an easy in easy out option.

i4-Quayside offers quality office and light workshop accommodation. It has a serviced central reception along with two meeting rooms and a large private car park for tenants and clients. There are 54 units ranging from 12.7 sq m to 82.2 sq m (137 sq ft to 885 sq ft).

i4-Quayside is located just one mile east of the city centre and is a 15 minute drive to the A1 and other central routes, with regular access links by bus and metro.

Office accommodation is available at i4-Quayside at present.

VIEWING

For more information and current availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk. www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres

**i6 Quayside, Newcastle Enterprise Centre,
Newcastle upon Tyne, NE6 3PH**

9.9 – 227 sq m
(107 – 2,443 sq ft)

**MONTHLY
LICENCE
FEE**

LOCATION / DESCRIPTION

i6-Charlotte Square Enterprise Centre offers new businesses modern serviced accommodation in Newcastle. Our rates are highly competitive and our occupancy arrangements are flexible providing businesses with an easy in easy out option.

i6-Charlotte Square is a very popular building and provides attractive and dynamic office accommodation for businesses in the creative industry sector. Along with its historic setting in the city centre, i6-Charlotte Square has a serviced reception and meeting room.

There are 24 offices ranging from 9.9 sq m to 227 sq m (107 sq ft to 2,443 sq ft). Easy access to broadband with speed of 1Gb is available for an additional monthly fee.

i6-Charlotte Square is located within Newcastle city centre, with excellent transport links via car, bus train and metro as well as some public car parking.

Office accommodation is available at i6-Charlotte Square at present.

VIEWING

For more information and current availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.

www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres

**Partnership House – Various Floors
Regent Centre, NE3 4PL**

986 – 1,375 sq m
(10,616 – 14,800 sq ft)

**£25
PER SQ FT**

LOCATION

Located within 2 minutes walk of Regent Centre bus and metro interchange linking to national rail at Central Station with close proximity to A1. The airport is close by. Gosforth High Street and Gosforth Shopping Centre are a short walk and the property is close to Gosforth Race Course and luxury residential developments including Eagle Star House.

DESCRIPTION

BREEAM rated excellent office space. Fully accessible open plan office suites with onsite parking and secure cycling facility with access to shower facilities. WC facilities on each floor.

RENT

The property has a size range from 986 sq m to 1,375 sq m (10,616 sq ft to 14,804 sq ft) as follows:

Ground Floor 986 sq m (10,616 sq ft)
Fourth Floor 1,375 sq m (14,810 sq ft)
Sixth Floor 1,375 sq m (14,804 sq ft)
Seventh Floor 1,375 sq m (14,804 sq ft)

£25 psf inclusive of rent, insurance, service charge. Tenant to pay Business Rates and Utilities.

BUSINESS RATES

For further information please contact business.rates@newcastle.gov.uk

TERMS

Full repairing and insuring lease available on flexible terms.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our managing agents Patrick Matheson, Knight Frank on 0191 5945015 www.knightfrank.co.uk or Jess Ross, Naylor's Gavin Black on 07702 528 881 - www.naylorsgavinblack.co.uk

Suite 1.08 High Bridge Works
High Bridge, NE1 1EW

283 sq m
(3,050 sq ft)

£20.50
PER SQ FT

LOCATION

Central position just off Grey Street, located close to Theatre Royal and two minutes walk to Monument Metro Station and five minutes walk to Central Station.

DESCRIPTION

Suitable for creative and digital businesses. First floor, open plan office suite with exposed concrete floor with integrated meeting room. 1Gb high speed connectivity.

RENT

283 sq m (3,050 sq ft) inclusive of service charge, utilities.

255 sq m (2,750 sq ft) inclusive of service charge, utilities.

TERMS

Full repairing and insuring lease available on flexible 3 year excluded lease.

BUSINESS RATES

For further information please contact business.rates@newcastle.gov.uk

ENERGY PERFORMANCE

The property has an EPC rating of D.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

High Bridge Works – Various Suites
High Bridge, NE1 1EW

Various Sizes
Available

ON
APPLICATION

LOCATION

Central position just off Grey Street, located close to Theatre Royal and two minutes walk to Monument Metro Station and five minutes walk to Central Station.

DESCRIPTION

Suitable for creative and digital businesses.

RENT

Various suites able, please enquire with Agent below.

TERMS

Flexible leases available.

BUSINESS RATES

For further information please contact business.rates@newcastle.gov.uk

ENERGY PERFORMANCE

The property has an EPC rating of D.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing, please contact our Managing Agents Patrick Matheson, Knight Frank on 07796 192 356 or Nathan Douglas, Knight Frank on 07790 931 318 - www.knightfrank.co.uk

**The Lumen, Newcastle Helix
Newcastle upon Tyne NE4 5BZ**

252.97 – 668.90 sq m
(2,723 – 7,200 sq ft)

**ON
APPLICATION**

LOCATION/DESCRIPTION

The Lumen is a modern, high specification, Grade A office block with flexible floorplates and stunning panoramic views. There is a large communal reception area and the suites have raised floors, LED lighting, exposed services, shower facilities and secure cycle storage. Rated BREEAM Excellent. WiredScore rating: Gold.

RENT

A variety of lease terms will be considered.

BUSINESS RATES

For further information please contact business.rates@newcastle.gov.uk

ENERGY PERFORMANCE

The property has an EPC rating of A(25).

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing, please contact our letting agents Greg Davison Savills on 07977 587 303 greg.davison@savills.com, Emma Young Savills on 07977 097 760 emma.young@savills.com or Adam Lawson Avison Young on 07825 113 277 adam.lawson@avisonyoung.com

**The Toffee Factory, Lower Steenberg's Yard
Newcastle upon Tyne, NE1 2DF**

24.71 – 64.84 sq ft
(266 - 698 sq ft)

**ON
APPLICATION**

LOCATION/DESCRIPTION

Located in a Former Maynards Sweet Factory and within the heart of the Ouseburn Valley, a vibrant community just east of Newcastle City Centre. Toffee Factory is a modern serviced office with a number of suites available. The building houses SMEs based in the creative industries.

RENT

The property is available on flexible short term leases at a rental of £39 per sq ft.

BUSINESS RATES

For further information please contact business.rates@newcastle.gov.uk

ENERGY PERFORMANCE

The property has an EPC rating of B.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing, please contact our Managing Agents Patrick Matheson, Knight Frank on 07796 192 356 or Nathan Douglas, Knight Frank on 07790 931 318 - www.knightfrank.co.uk

CATEGORY: RETAIL PROPERTY

Address	Areas from – to (sq m sq ft Unless stated Otherwise)	Rent/Price
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Byker Community Centre
Headlam Street
Newcastle upon Tyne, NE6 2DX

65.15 sq m
(701 sq ft)

**OFFERS IN THE
REGION OF
£135,000**

LOCATION

The subject property is positioned to nearby amenities which include Asda and Morrisons Supermarkets to name a few amongst numerous other local operators. Byker Metro Station is also a short walking distance away providing access to Newcastle City Centre and the surrounding areas. Bus services are also available on a consistent basis with multiple routes connected to Byker.

DESCRIPTION

The Byker Community Centre, formerly Priory Green is a Grade II listed building which has served as a community hub/housing service office and is considered a significant part of Byker's historic redevelopment. The Grade II listing means that the property is recognised as having special architectural features which are protected. The property itself provides a substantial building with a spacious hall and ancillary storage/office space with kitchen and WC facilities over basement, ground and first floor levels. The property benefits from being fully DDA compliant via ramped access, electric doors and internal passenger lift to all floors throughout. The former Headlam Bowling Green directly opposite the community centre is also owned by the vendor and could form part of any negotiation if a suitable purchaser / tenant required the additional land to accommodate their proposed use. The property could suit a variety of uses and is in a location that is predominantly residential in nature. There is no designated parking, however, there is free on street parking readily available.

ACCOMMODATION

Ground Floor	340.30 sq m	(2,663 sq ft)
First Floor	296.60 sq m	(3,193 sq ft)
Basement	229.60 sq m	(2,471 sq ft)
TOTAL	866.50 sq m	(9,327 sq ft)

ASKING PRICE/TERMS

Offers in the region of £135,000 (One Hundred and Thirty Five Thousand Pounds) are invited for the benefit of the Long Leasehold interest, subject to contract.

Please note that our client reserves the right not to accept the highest or any offer received.

TENURE

We understand that the property and land being sold shall be sold by way of a Long Leasehold title for a term of 999 years.

BUSINESS RATES

Rateable Value £15,500 (1ST April 2023) Rates Payable £7,734.50 (£15,500 X 49.9)

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E(124).

VAT/ VIEWING

All figures quoted are exclusive of VAT where chargeable.

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

**37A Church Walk
Newcastle upon Tyne NE6 2DP**

81.55 sq m
(878 sq ft)

**£15,000
PER ANNUM**

LOCATION

The property is of brick built construction with a metal sheet clad finish. The development was constructed in 2023. The premises comprises of a sizeable retail unit at ground floor level which is in a shell specification with services capped off awaiting a full tenant fit out. The property benefits from having a solid concrete floor throughout, two entrance points to the front and left side elevation secure via roller shutter doors and a rear double door fire escape /delivery access. The property sits directly adjacent to Heron Foods and Greggs which attract good levels of footfall on a consistent basis throughout the day.

DESCRIPTION

The subject property is located on Church Walk in Walker in close proximity to A186 and B1313. Church Walk provides a mixture of uses including residential, retail and office accommodation.

ACCOMMODATION

Ground Floor 81.55 sq m (878 sq ft)

ASKING RENT/TERMS

The premises is available on an effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £15,000 per annum exclusive of VAT, subject to contract.

BUSINESS RATES

The property is yet to be assessed for rating purposes by the VOA however during the course of any tenancy they may request access to inspect in order to apply a rateable value.

Due to the size and location of the property, we would anticipate that the premises would fall under small business rates relief. Interested parties are advised to make contact with Business Rates at Newcastle City Council to obtain clarity on the business rates and rates payable for the property.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A(11).

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

VIEWING

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

4 Coutts Road
Newcastle upon Tyne NE6 4RB

47.29 sq m
(509 sq ft)

**UNDER
OFFER**

LOCATION

The subject property is well positioned on Coutts Road, close to the busy Shields Road corridor, offering excellent visibility and access to local amenities. The property is located within Walkergate, a suburb in the east end of Newcastle. The area is well connected via public transport, with Walkergate Metro.

Station situated nearby, providing easy access to Newcastle City Centre and surrounding regions. The property is situated in a bustling part of Walkergate, which is predominantly residential in nature and benefits from excellent passing trade on a consistent basis.

DESCRIPTION

The property comprises a mid-terrace commercial retail unit arranged over ground and first floors, providing flexible accommodation suitable for a variety of uses subject to obtaining the necessary planning consent. The premises have recently undergone refurbishment and are presented to a good standard internally, ready for an incoming tenant to undertake fit out works to their specific requirements. The ground floor provides an open plan retail sales area with glazed frontage and manual roller shutter doors with WC facilities to the rear. The first floor offers additional space suitable for storage, office or ancillary accommodation.

ACCOMMODATION

The property comprises of the following approximate areas:

Ground Floor	32.42 sq m	(35 sq ft)
First Floor	12.87 sq m	(138 sq ft)
TOTAL	47.29 sq m	(509 sq ft)

ASKING RENT/TERMS

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £6,950 per annum, subject to contract.

BUSINESS RATES

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows: Rateable Value: £2,275 The subject property should qualify for small business rates relief, however, we would recommend that any interested party verifies the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council) Business Rates Department - business.rates@newcastle.gov.uk - 0191 278 7878

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A(11).

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

VIEWING

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

**Cruddas Park Shopping Centre No 10
Newcastle upon Tyne NE4 7QY**

162 sq m
(1,744 sq ft)

**UNDER
OFFER**

LOCATION/DESCRIPTION

Unit 10 Cruddas Park Shopping Centre is located on Westmorland Road in the Elswick area of Newcastle upon Tyne. Elswick is a residential district situated approximately 1.9 miles west of Newcastle City Centre, offering convenient access to urban amenities while maintaining a community oriented atmosphere. Elswick is characterised by a diverse population and a strong sense of community. The area has a mix of residential properties and is known for its cultural diversity, with various community initiatives and events taking place throughout the year.

The subject property is situated on a corner plot of Cruddas Park Shopping Centre benefitting from return frontage. The unit is comprised over ground floor and offers a spacious retail sales area with ancillary storage, kitchen and WC facilities to the rear. There is a car park situated directly adjacent to the unit for up to approximately 12 parking spaces with ramped access for deliveries. There is also a larger car park to the rear elevation offering ample parking provisions on site. The property also benefits from electric roller shutter access, suspended ceiling throughout, 3 phase electricity supply and is DDA compliant. Any prospective tenant could also apply to the Local Planning Authority for an external pavement licence to accommodate tables/chairs if required for their business. Viewings are highly recommended.

ACCOMMODATION

The accommodation provides a ground floor retail sales area and kitchen of 162 sq m (1,744 sq ft) with nearby occupiers including Morrisons Daily and Newcastle College.

USE

We understand that the property currently has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020. Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority, Newcastle City Council.

ASKING RENT/TERMS

A new Effective Full Repairing and Insuring Lease is available with terms to be agreed, subject to contract, at an asking rent of £12,500 per annum exclusive of VAT.

BUSINESS RATES

Ratable Value - £12,500 (1st April 2023)

Rates Payable - £6,237.50 (£12,500 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000.

For Further information, visit website www.gov.uk/apply-for-business-rate-relief

ENERGY PERFORMANCE CERTIFICATE

An EPC rating is to be advised.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

VIEWING

For further information, please contact our Letting Agent Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk or Amy Lamming on 07561 710 960 or email amy.lamming@sw.co.uk

**Fawdon Park Road 27
Newcastle upon Tyne NE3 2PF**

66.89 sq m
(720 sq ft)

**£9,000
PER ANNUM**

LOCATION

The property is located in Fawdon Park, a predominantly residential area in Newcastle upon Tyne and benefits from excellent connectivity due to its close proximity to Fawdon Metro Station. This provides convenient access for both staff and customers via public transport.

DESCRIPTION

The ground floor unit offers a compact open plan layout, ideal for a range of small business or service orientated uses, Internally the accommodation comprises open plan floor area, small kitchenette, WC facilities, a separate room, suitable for use as an office, treatment room or meeting space.

The unit retains interior finishes, patched carpeting and other decorative elements. The premises present an excellent opportunity for a tenant seeking a flexible, affordable space in a well connected suburban location.

ACCOMMODATION

The property comprises of approximately 66.89 sq m (720 sq ft)

TERMS

The property is available by way of a new full repairing and insuring lease.

RENT

£9,000 per annum

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

VAT

All figures quoted are exclusive of VAT where chargeable.

VIEWING

For more information, please contact our Letting Agent Ellie Combe on 07544 655 575 or email ellie.combe@naylorsgavinblack.co.uk or Chris Pearson on 07834 328 678 or email chrisp@naylorsgavinblack.co.uk

**Grainger Market
Newcastle upon Tyne NE6 2DP**

Various

DESCRIPTION

To view the Grainger Market marketing particulars please copy the following:
www.knightfrank.co.uk/properties/commercial/to-let/grainger-market-newcastle-upon-tyne-tyne-and-wear-ne1/NCC012366942

Please note that Knight Frank will be dealing with the letting of all Grainger Market units as the Council's Managing Agent.

If you wish to be added to Knight Franks Grainger Market Mailing list to receive updated marketing particulars in future, please email Knight Frank directly on newcastle@knightfrank.com confirming your full name, preferred email address and proposed use.

**Mallowburn Crescent Unit 13a
Newcastle upon Tyne NE3 3YL**

184.29 sq m
(1,984 sq ft)

**UNDER
OFFER**

LOCATION

The property is situated in Kenton, a well-established residential suburb in the North West of Newcastle upon Tyne. The area benefits from its proximity to Gosforth and the Town Moor to the South, offering both a pleasant suburban setting and convenient access to green space.

Excellent transport links are available, with Newcastle International Airport located to the West and easily accessible via nearby road networks.

DESCRIPTION

The premises comprise a ground floor retail unit positioned within a small parade of local shops. Nearby occupiers include Pizza King, Hair Salon, Newsagent, all of which help to generate a steady and reliable level of local footfall. The unit is ideally suitable for a variety of retail or service based uses, benefitting from both visibility and accessibility in this popular neighbourhood setting.

ACCOMMODATION

The property comprises of approximately 28.8 sq m (310 sq ft)

TERMS

The property is available by way of a new full repairing and insuring lease.

RENT

£7,500 per annum

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

VAT

All figures quoted are exclusive of VAT where chargeable.

VIEWING

For more information, please contact our Letting Agent Ellie Combe on 07544 655 575 or email ellie.combe@naylorsgavinblack.co.uk or Chris Pearson on 07834 328 678 or email chrisp@naylorsgavinblack.co.uk

Raby Cross 2
Newcastle upon Tyne NE6 2AL

28.80 sq m
(310 sq ft)

£7,950
PER ANNUM

LOCATION

The property is situated in a mixed residential and commercial area of Byker. Commercial occupiers within the immediate vicinity include a convenience store, takeaway, offices and community services. The location offers easy access to Newcastle City Centre via public transport and road links.

DESCRIPTION

Prominently positioned ground floor corner retail unit comprising open plan sales area with kitchen and WC facilities to the rear. The property is suitable for a variety of retail or service uses (subject to planning).

ACCOMMODATION

The property briefly comprises of approximately 184.29 sqm (1,984 sq ft) Net Internal Area

ASKING TERMS/RENT

£7,950 per annum exclusive of any other outgoings.

BUSINESS RATES

The subject property should qualify for small business rates relief, however we would recommend any interested parties verify the accuracy of this information with Business Rates at Newcastle City Council.

ENERGY PERFORMANCE CERTIFICATE

The property is awaiting to be assessed and will be made available upon request.

VAT

All figures quoted are exclusive of VAT where chargeable.

VIEWING

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

St Anns Close No 260
Newcastle upon Tyne NE6 2AL

57.50 sq m
(619 sq ft)

**UNDER
OFFER**

LOCATION

The property is east of the City Centre offering a mix of residential and local commercial uses. The location benefits from proximity to several amenities with multiple supermarkets within circa 0.3 miles including Tesco, Sainsburys and Morrisons.

DESCRIPTION

The property comprises a mid-terraced retail unit sitting comfortably within a small retail parade in the east end of the City of Newcastle, only a short walking distance to Quayside, Ouseburn, Byker and Newcastle City Centre. The property offers a spacious open plan retail unit with internal storage and WC facilities to the rear. There is a small secure rear yard accompanying the property which provides additional storage and refuse.

ACCOMMODATION

Ground Floor - 57.50.sq m (619 sq ft)

ASKING TERMS/RENT

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £6,500 per annum, subject to contract

BUSINESS RATES

Rateable Value £3,900 (1st April 2023)

The subject property should qualify for small business rates relief, however we would recommend that any interested party verifies the accuracy of this information and rates payable with the Business Rates Department at Newcastle City Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B(32).

VAT

All figures quoted are exclusive of VAT where chargeable.

VIEWING

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

**St Anthony's Road No 5
Newcastle upon Tyne NE6 2PD**

44.17 sq m
(475 sq ft)

**UNDER
OFFER**

LOCATION

The subject property comprises a two-storey commercial unit situated on a prominent corner plot within a midterraced retail parade, offering excellent frontage and visibility onto St. Anthony's Road, near its junction with Welbeck Road. The unit is secured with an electric roller shutter door and presents a flexible layout suitable for a variety of commercial uses, subject to planning and occupier requirements.

DESCRIPTION

The ground floor provides a well-proportioned retail sales area with additional internal storage, while the first floor accommodates ancillary storage and WC facilities. Externally, the wide pavement fronting the unit offers potential for outdoor seating, subject to the necessary licence from Newcastle City Council. The property also benefits from on-street parking, with no current parking restrictions in place, although this may be subject to change.

ACCOMMODATION

The property comprises of the following approximate areas:

Ground Floor	24.77 sq m (267 sq ft)
First Floor	19.40 sq m (209 sq ft)
TOTAL	44.17 sq m (475 sq ft)

ASKING RENT/TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed at an asking rent of £6,500 per annum, subject to contract.

ENERGY PERFORMANCE CERTIFICATE

The property is awaiting to be assessed.

VAT

All figures quoted are exclusive of VAT where chargeable.

VIEWING

For more information, please contact our Letting Agent Mark Convery on 07525 872 141 or email mark.convery@sw.co.uk

**The Lumen Café/Restaurant
Newcastle upon Tyne NE4 5BZ**

118 – 143 sq m
(1,270 – 1,539 sq ft)

**ON
APPLICATION**

DESCRIPTION

Unit 1 Lumen	118 sq m (1,270 sq ft)
Unit 2 Lumen	143 sq m (1,539 sq ft)

Situated within the Ground Floor of The Lumen, within the landmark Helix City Quarter within Newcastle City Centre.

Two exciting new leisure units available in shell condition with opportunity for external seating and consent for restaurant / café / leisure use.

For further information please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

CATEGORY: FORTHCOMING OPPORTUNITIES

Address	Areas from – to (sq m sq ft Unless stated Otherwise)	Rent/Price
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Former Gibson Street Baths New Bridge Street Newcastle upon Tyne	2,050 sq ft	
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LOCATION

FORTHCOMING DEVELOPMENT OPPORTUNITY - Grade II listed building built in 1906 as a public washhouse and baths which, until October 2015, was partly used as a badminton centre. The majority of the building has restricted access and is unusable in its present condition. GIA 2050 sqm (22,068 sq ft). In need of extensive repair and refurbishment. To register your interest please email andrew.richards@newcastle.gov.uk