

Properties available from Newcastle City Council

May 2022

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

Where to get help

General property enquiries

Property

Newcastle City Council, 9th Floor, Civic Centre, Newcastle upon Tyne NE1 8QH

Email: property@newcastle.gov.uk

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

General assistance and business advice

Contact our Economic Development team to find out what help and support may be available to you:

Nicky Campbell - nicola.campbell@newcastle.gov.uk

Ed Banks - edward.banks@newcastle.gov.uk,

John Musham - john.musham@newcastle.gov.uk

<https://www.newcastle.gov.uk/services/business-commerce/grow-your-business-newcastle>

twitter: @NCCWorkingCity

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 department of Property Portfolio and Markets 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	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
i2-Byker, Newcastle Enterprise Centre Albion Row, NE6 1LQ	17.65 - 118.9 (190-1,280)	Monthly licence fee	

Description

i2-Byker Enterprise Centre offers new businesses a range of serviced accommodation. Our rates are competitive and our occupancy arrangements are flexible providing businesses with an easy in easy out option.

i2-Byker meets the needs of modern industrial and manufacturing based businesses. It offers a wide range of workshop and office accommodation. There are 34 units ranging from 17.65 sq m to 118.9 sq m (190 sq ft to 1,280 sq ft). Included in the licence fees are rates, utilities, on site car parking, security and 24-hour access.

i2-Byker is located just two miles 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.

There are no vacancies at i2-Byker at present. For more information and to be added to the waiting list 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

i8-Lynnwood, Newcastle Enterprise Centre Lynnwood Terrace, NE4 6UL	10 - 130 (115-1,400)	Monthly licence fee	
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Description

i8-Lynnwood Enterprise Centre offers new businesses a range of serviced accommodation. Our rates are competitive and occupancy arrangements are flexible providing businesses with an easy in easy out option.

i8-Lynnwood offers workshop and office accommodation with staffed reception, a conference room and private car parking. It also provides loading access for ground floor workshops.

There are 18 workshop units and 21 offices ranging from 10 sq m to 130 sq m (115 sq ft to 1,400 sq ft). Included in the licence fees are rates, utilities, reception, on site car parking, security and 24-hour access.

i8-Lynnwood is located just one mile west of the city centre and is a 10 minute drive to the A1 and other central routes with regular transport links by bus.

There are no workshop vacancies at i8-Lynnwood at present. For more information and to be added to the waiting list 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

Category: OFFICE PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Charlotte Square - No 5 First Floor (Rear), NE1 4XF	90.3 - (972)	£8,500 pax	

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 for office or studio use. 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 outgoing in respect of the unit (including service charge, building insurance, business rates and utilities). Lease terms are negotiable.

An EPC is not required for this unit.

For more information or to arrange a viewing please contact Danielle Coffey, email danielle.coffey@newcastle.gov.uk, and Philippa Mitchell, email philippa.mitchell@newcastle.gov.uk, phone 07812 788958.

High Heaton Library - Office Newton Road, NE7 7HD	47 - (507)	To be advised	
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Description

Office accommodation (comprising rooms of 38 sq m and 9 sq m) available to let within High Heaton Library. Facilities include shared use of the staff toilets, kitchen and staff room. Access is via a secure shared entrance lobby and access is available outside of the current public library opening times.

The library is a modern PFI building designed by Ryder Architects situated beside the Newton Road shops and backing onto the Spinney.

The building has an EPC rating of C(51).

To register your interest please contact Mark Thurston, Facilities & Client Relationship Manager, on 07771 562305, mark.thurston@newcastle.gov.uk.

i4-Quayside, Newcastle Enterprise Centre Ouseburn Buildings, Albion Row, NE6 1LL	12.7 - 82.2 (137-885)	Monthly licence fee	
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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). Included in the licence fees are rates, utilities, reception, on site car parking, security and 24-hour access.

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. 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, Newcastle Enterprise Centre
Charlotte Square, NE1 4XF**

9.9 - 227
(107-2,443)

Monthly
licence fee

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). Included in the licence fees are rates, utilities, reception, security and 24-hour access. 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. 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

**i8-Lynnwood, Newcastle Enterprise Centre
Lynnwood Terrace, NE4 6UL**

10 - 130
(115-1,400)

Monthly
licence fee

Description

i8-Lynnwood Enterprise Centre offers new businesses a range of serviced accommodation. Our rates are competitive and occupancy arrangements are flexible providing businesses with an easy in easy out option.

i8-Lynnwood offers office and workshop accommodation with staffed reception, a conference room and private car parking. It also provides loading access for ground floor workshops.

There are 21 offices and 18 workshop units at i8-Lynnwood ranging from 10 sq m to 130 sq m (115 sq ft to 1,400 sq ft). Included in licence fees are rates, utilities, reception, on site car parking, security and 24-hour access.

i8-Lynnwood is located just one mile west of the city centre and is a 10 minute drive to the A1 and other central routes with regular transport links by bus.

Office accommodation is available at i8-Lynnwood at present. 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

Steenberg's Yard - Units
Ouse Street, NE1 2DF

132.2 - 841
(1,423 - 9,054)

£15 per sq ft
pax

Description

Office or Studio Space To Let

Steenberg's Yard offers four self-contained office or studio units, available for fitting out in Summer 2021.

Tenants of the unique offering will have the opportunity to occupy self-contained industrial styled office space specified to allow occupiers to fit out in their own individual requirements. The suites present a blank canvass on which to make your individual mark, promote your brand and demonstrate the core values of your business.

Available in units from 132.2 to 841 sq m (1,423 – 9,054 sq ft):

Unit 1 – 132.20 sq m (1,423 sq ft) - UNDER OFFER

Unit 2 – 266.20 sq m (2,866 sq ft)

Unit 3 – 247.80 sq m (2,668 sq ft)

Unit 4 – 194.80 sq m (2,097 sq ft)

Lease Terms

The units are available on a new effective Full Repairing and Insuring lease for a term of years to be agreed.

Rent

The initial rent will be £15.00 per sq ft per annum exclusive.

Service Charge

A service charge and estate charge will be payable. Further details are available on request.

Business Rates

The tenant will be responsible for the payment of business rates. Interested parties should make enquiries with the local rating authority (Newcastle City Council's Business Rates team).

EPC - Energy Performance Certificate

The premises will be assessed for energy performance on completion of the development.

For the latest availability, a copy of the particulars and to arrange a viewing please contact our agents Cushman and Wakefield:

Greg Davison

Phone: 0191 223 5710

Mobile: 07917 651846

Email: greg.davison@cushwake.com

Ben Davis

Phone: 0191 223 5713

Mobile: 07557 863739

Email: benjamin.davis@cushwake.com

<https://cushwakeproperty.co.uk/our-property/propertydetails/available/newcastle-upon-tyne/offices/ouse-street/200gy400/194829>

Category: RETAIL PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Café, Arches Reception, Civic Centre Barras Bridge, NE1 8QH	127 - (1,367)	Inclusive Stepped Rent	

Description

Located within the award winning Arches Reception in Newcastle Civic Centre, the café is ideally located at the top of Northumberland Street, one of Newcastle's busiest shopping areas and between Newcastle and Northumbria Universities. The Civic Centre is occupied by Newcastle City Council and public sector tenants including HM Courts and Tribunal Service.

The fully furnished café seats up to 40 sit-in customers and includes a fully fitted preparation room and serving counter. The café is offered on a concession basis including sit in and takeaway service.

Applications must be made through the Find a Tender website using the following link:

<https://www.find-tender.service.gov.uk/Notice/011053-2022>

Full details and all tender documents are available on the ProContract website (you must register to view them)

Inclusive stepped rent, further details can be found on the ProContract website below:
Log In (<https://procontract.due-north.com>)

The cafe has an EPC rating of D.

For more information, please contact Amanda Surrey on email amanda.surrey@newcastle.gov.uk

Or At Retail
Pete Townsend
At Retail
Phone: 07713 151970
Email: pete@atretail.co.uk
Website: www.atretail.co.uk

Grainger Market		Various
Grainger Street	-	

Description

Retail opportunities available in Grainger Market. Newcastle's Grade I Listed covered Victorian market in the city centre, off Grainger Street.

If you have a new exciting use which is not already well represented in the market we would love to hear from you.

For more information and details of current availability please contact Denise Tymon by emailing; markets@newcastle.gov.uk

Nelson Street No 11-13	103	£27,000 pax
Newcastle upon Tyne, NE1 5AN	- (1,113)	

Description

The property is located on the corner of Nelson Street and Clayton Street in the centre of Newcastle upon Tyne. Nearby occupiers include Tesco, Poundland, Greggs and Paddy Power.

The unit briefly comprises of ground floor retail with frontages onto both Clayton Street and Nelson Street; a basement storage area which also houses a kitchen and toilet facilities.

The property is available To Let on a term of years to be agreed.

This property is NOT suitable as a Hot Food Takeaway, as there is no extraction to this unit.

An EPC is not required for this unit.

For more information or to arrange a viewing, please contact Alex Wannop on 07974 588 047 or email alex.wannop@newcastle.gov.uk

Welbeck Road - No 482	26.51	£3,200 pax
Walker, NE6 2PA	- (285)	

Description

Refurbishment Opportunity.

The property is located near the middle of the Welbeck Road and St Anthony's Road parade. The property comprises a ground floor retail unit and an external toilet.

The property measures 20.64 sq m NIA ITZA (Total 25.80 sq m)

The retail unit is in need of a refurbishment and incentive will be negotiated to reflect this.

The property is offered by way of a lease on flexible terms. The premises will be taken in their current condition.

Consideration will be given to any retail use compatibility with the area and the other uses on the parade., The property is not suitable for use as a hot food takeaway.

An EPC is not required for this unit.

For more information or to arrange a viewing, please contact Philippa Mitchel on 07812 788 958, email philippa.mitchell@newcastle.gov.uk

Welbeck Road - No 490	20.77	£3,200 pax
Walker, NE6 2PA	- (223)	

Description

Refurbishment Opportunity.

The property is located on the left end of the Welbeck Road and St Anthony's Road parade.

The property consists of a ground floor retail unit with an external toilet. The property measures 20.77 sq m NIA ITZA (total 20.77 sq m).

The property is in need of refurbishment and incentives will be negotiated to reflect this.

The property is offered by way of a lease on flexible terms. The premises will be taken in their current condition.

Consideration will be given to any retail use compatible with the area and the parade subject to planning permission and any other necessary consents, however the property is not suitable for use as a hot food takeaway.

An EPC is not required for this unit.

For more information or to arrange a viewing please contact Philippa Mitchell on 07812 788958, email philippa.mitchell@newcastle.gov.uk.

Category: FORTHCOMING OPPORTUNITY
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Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Charlotte Square - No 5 Third Floor (Front), NE1 4XF	85 - (916)	£7,300 pax	

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 for office or studio use. 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 outgoing in respect of the unit (including service charge, building insurance, business rates and utilities). Lease terms are negotiable.

An EPC is not required for this unit.

For more information or to register your interest please contact Danielle Coffey, email danielle.coffey@newcastle.gov.uk, and Philippa Mitchell, email philippa.mitchell@newcastle.gov.uk, phone 07812 788958.

Charlotte Square - No 5 Third Floor (Rear), NE1 4XF	51 - (545)	£4,500 pax	
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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 for office or studio use. 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 outgoing in respect of the unit (including service charge, building insurance, business rates and utilities). Lease terms are negotiable.

An EPC is not required for this unit.

For more information or to register your interest please contact Danielle Coffey, email danielle.coffey@newcastle.gov.uk, and Philippa Mitchell, email philippa.mitchell@newcastle.gov.uk, phone 07812 788958.

Church Walk No 39, NE6 3DH (Site of Fmr Rathbone Centre)	83 - (890)	£9,788 pa	
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Description

ESTIMATED COMPLETION SUMMER 2023

FORTHCOMING - The site is located on Church Walk on the site of the Former Rathbone Centre, close to Church Walk Shopping Centre just off Titan Road.

The site is the subject of a current planning application (2022/0557/01/DET) for erection of three retail units in brick and powder coated aluminium, with double glazed panels. The units will form part of a regenerated Church Walk Shopping Centre, which currently includes a Herons Foodstore, Boots, Greggs and a Post Office. The available unit is the northern most of those proposed and has a gross floor area of approximately 83 sq.m (890 sq.ft) and the rent £9,788 per annum (£11/sq ft). There is ample parking to the front of the property and there will be service access to the rear off Titan Road.

For more information, please contact Danielle Coffey on 0191 211 5552 or email danielle.coffey@newcastle.gov.uk

Foundry Lane Ind Est - Units 2 & 3	148.64	£5.50 psf
Newcastle upon Tyne, NE6 1LH	-	
	(1,600)	

Description

AVAILABLE END OF JULY 2022

FORTHCOMING - This well appointed Industrial Estate is located to the east of the City Centre off Byker Bank which links City Road (A186) and Byker Bridge/Shields Road (A193). The estate is also situated within the Ouseburn Industrial Improvement Area.

Each unit has its own forecourt, car parking space and a mono pitched plastic colour coated galvanised sheet metal roof with internal insulation. Additional car parking may be available by separate negotiation. The concrete floors have a power float finish and are designed to take a loading of up to 208 lbs/psf (10 Kn/sq m). Each unit is fitted with a sliding steel overhead door. Units 2 & 3 comprise 1,600 sq ft of accommodation and are situated on the Foundry Lane Industrial Estate.

The property comprises a terraced building of steel portal frame construction arranged over the ground floor and provides industrial/workshop accommodation throughout, by way of numerous individual units. The property has a Use Class of B1, B2 or B8 of the Town & Country (Use Classes) Order 1987.

The property has an EPC rating of B(41).

To register your interest, please contact Bradley Rolf on 07812 788 961, bradley.rolf@newcastle.gov.uk

Kenton Centre - Office	429	To be advised
Sherringham Avenue, NE3 3RX	-	
	(4,617)	

Description

FORTHCOMING - The Kenton Centre has ground floor accommodation due to become available. Entrance to the Kenton Centre is via a shared entrance. The ground floor accommodation is situated to the rear of the building on its eastern elevation.

Specification of the office space includes: Carpet; perimeter trunking; double glazing; suspended ceiling with air conditioning cassettes; partitioned meeting rooms; male and female WC; accessible WC; and kitchen.

The building has an EPC rating of B(50).

The building will be shared with the Kenton Library on the ground floor, Primary Care Trust (PCT) on both ground and first floor levels and Your Homes Newcastle on the first floor.

The accommodation is situated within the Kenton Centre on Sherringham Avenue, Kenton, approximately four miles to the West of the city centre. Nearby shopping amenities include Kenton retail park on Kirkwood Drive to the rear, which includes occupiers such as Subway, Heron Foods, Spar and Greggs.

To register your interest please contact Mark Thurston, Facilities & Client Relationship Manager, on 07771 562305, mark.thurston@newcastle.gov.uk.

Total Number of Properties	18
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