

Properties available from Newcastle City Council

November 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
Bath Street Workshops - Unit 5 Walker, NE6 3PH	92.9 - (1,000)	£6,000 pa	

Description

LOCATION

Unit 5 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

This unit provides front and rear access, an office space, warehouse area and a forecourt for approximately four vehicles, with vehicle access to the unit via a roller shutter.

The unit is a 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 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.

RENT

Unit 5 92.9 sq m (1,000 sq ft) £6.000 pa

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 - £4,550 (1st April 2017)

Rates Payable - £2,270.45 (£4,500 x 49.9 pence)

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

The property has an EPC rating to be confirmed.

VAT

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

VIEWINGS

For more information or to arrange a viewing please contact Oliver Richards on 0191 211 5649 or email oliver.richards@newcastle.gov.uk

Chillingham Industrial Estate - Unit 10
Back Chapman Street, Byker, NE6 2XX

232
-
(2,500)

£15,500 pax

Description

LOCATION

Chillingham Industrial Estate is a development superbly situated on Shields Road (A193) on the boundary of Byker and Heaton, approximately 2 miles east of Newcastle City Centre. The estate enjoys excellent access to all major eastern trunk roads particularly via the A193 Shields Road Bypass, A187 Fossway and A1058 Coast Road which in turn provides access to the A19 and the wider UK motorway network.

DESCRIPTION

The development consists of 12 single storey portal frame industrial units arranged in three blocks with access road and designated car parking spaces to the front.

The property comprises of steel portal frame construction set beneath a pitched PVC coated insulated sheet metal roof, with part steel cladding and part brickwork to the exterior and half block work walls internally.

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.

RENT

Unit 10 232 sq m (2,500 sq ft) £15,500 pa

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 effective full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £12,000 (1st April 2017)

Rates Payable - £5,988 (£12,000 x 49.9 pence)

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

The property has an EPC rating to be confirmed.

VAT

All rents quoted are 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 Oliver Richards on 0191 211 5649 or email oliver.richards@newcastle.gov.uk

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 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

Riversdale Court - Unit 11

92.9

£6,500 pax

Newburn Haugh Industrial Estate, NE15 8SG

-
(1,000)

Description

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

Newbough 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.

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.

RENT

Unit 11 92.9 sq m (1,000 sq ft) £6,500 pa

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 - £4,750 (1st April 2017)

Rates Payable - £2,370.25 (£4,750 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

The property has an EPC rating of E109.

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 Oliver Richards on 0191 211 5649 or email oliver.richards@newcastle.gov.uk

Riversdale Court - Unit 14

92.9

£6,500 pa

Newburn Haugh Industrial Estate, NE15 8SG

-
(1,000)

Description

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.

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.

RENT

Unit 14 92.9 sq m (1,000 sq ft) £6,500 pa

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 - £4,350 (1st April 2017)

Rates Payable - £2,170.65 (£4,350 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

The property has an EPC rating 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 Oliver Richards on 0191 211 5649 or email oliver.richards@newcastle.gov.uk

Riversdale Court - Unit 7	143.54	£10,000 pax
Newburn Haugh Industrial Estate, NE15 8SG	-	
	(1,545)	

Description

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.

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.

RENT

Unit 7 143.54 sq m (1,545 sq ft) £10,000 pa

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 - £6,200 (1st April 2017)

Rates Payable - £3,093.80 (£6,200 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

The property has an EPC rating of E113.

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 Oliver Richards on 0191 211 5649 or email oliver.richards@newcastle.gov.uk

Category: OFFICE PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Charlotte Square - No 5 NE1 4XF	19.51 - 90.3 (210 - 972)	£4,500 - £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 outgoings 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 Kylie Embleton, on 0191 211 6151 or email kylie.embleton@newcastle.gov.uk

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

126.25 - 841
(1,359 - 9,054)

£16 psf pax

Description

Office or Studio Space To Let

Steenberg's Yard offers four self-contained office or studio units.

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 canvas on which to make your individual mark, promote your brand and demonstrate the core values of your business.

Available in units from 126.25 to 841 sq m (1,359 – 9,054 sq ft):

Unit 1 – 126.25 sq m (1,359 sq ft)
Unit 2 – 266.20 sq m (2,866 sq ft) - LET
Unit 3 – 225.75 sq m (2,430 sq ft)
Unit 4 – 191.38 sq m (2,060 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 £16.00 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 which is currently pending.

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

Patrick Matheson
Phone: 0191 594 5015
Mobile: 07796 192 356
Email: patrick.matheson@knightfrank.com

Nathan Douglas
Phone: 0191 594 5002
Mobile: 07790 931 318
Email: nathan.douglas@knightfrank.com

Category: RETAIL PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
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**Grainger Market
Grainger Street**

Various

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

**Welbeck Road - No 490
Walker, NE6 2PA**

20.77
-
(223)

£3,200 pax

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 Will Leventhal on 07812 788 950, email will.leventhal@newcastle.gov.uk.

**Wretham Place - No 16
Shieldfield, NE2 1XU**

50.9
-
(547.88)

£5,000 pax

Description

A ground floor unit situated in the centre of a parade of shops with good vehicular and pedestrian access and on road customer parking to the front. Previously used as a newsagent. Consideration will be given to any retail use (A1 planning use class) compatible with the area and the other uses on the parade. The property is not suitable for hot food takeaway use (A5).

The premises shall be taken in their current condition. The tenant will be required to carry out all necessary works to put the property into good repair and will thereafter be responsible for all repairs (with the exception of the structure of the main walls and roof) and all decoration.

The length of occupation is negotiable, ranging from an excluded periodic tenancy to a lease for a term of years to be agreed.

For more information or to arrange a viewing please contact Kylie Embleton on 0191 211 6151 or email kylie.embleton@newcastle.gov.uk

Category: FORTHCOMING OPPORTUNITY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Church Walk No 39, NE6 3DH (Site of Fmr Rathbone Centre)	83 - (890)	£9,788 pa	

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 Graham Losh on 07779 415 202 or email graham.losch@newcastle.gov.uk

Lime Street 26 Ouseburn, Newcastle upon Tyne NE1 2PN	481 -
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Description

FORTHCOMING DEVELOPMENT OPPORTUNITY. Site comprises approximately 481sqm including a 2 storey brick built former workshop. The site is immediately adjacent to the Ouseburn and slopes down towards the slipway. Access can be gained to both levels of the building. To register your interest please email gill.gora@newcastle.gov.uk

Total Number of Properties**17**