

# Properties available from Newcastle City Council

## March 2020

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If you need this information in another format or language please contact  
us on 0191 2115529

# Where to get help

## General Property Enquiries

Property Portfolio and Markets Team  
Newcastle City Council  
9th Floor, Civic Centre  
Newcastle upon Tyne NE1 8QH  
Email: [property@newcastle.gov.uk](mailto: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](mailto:nicola.campbell@newcastle.gov.uk), 0191 277 7994  
Ed Banks - [edward.banks@newcastle.gov.uk](mailto:edward.banks@newcastle.gov.uk), 0191 277 3494  
John Musham - [john.musham@newcastle.gov.uk](mailto:john.musham@newcastle.gov.uk), 0191 277 4155  
<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

Phone: 0191 277 4100  
Email: [bipcnewcastle@newcastle.gov.uk](mailto:bipcnewcastle@newcastle.gov.uk)  
[www.bipcnewcastle.co.uk](http://www.bipcnewcastle.co.uk)

Invest Newcastle  
c/o Newcastle Gateshead Initiative  
9th Floor, Baltic Place East  
South Shore Road  
Gateshead NE8 3AE

Phone: 0191 440 5751  
Email: [invest@ngi.org.uk](mailto:invest@ngi.org.uk)  
[www.investnewcastle.com](http://www.investnewcastle.com)

PNE Enterprise  
7-15 Pink Lane  
Newcastle upon Tyne NE1 5DW

Phone: 0191 230 6410  
Email: [info@pne-enterprise.org](mailto:info@pne-enterprise.org)  
[www.pne.org](http://www.pne.org)

RHWE Ltd  
John Buddle Work Village  
Buddle Road  
Newcastle upon Tyne NE4 8AW

Phone: 0191 226 7300  
Email: [info@rhwe.org](mailto:info@rhwe.org)  
[www.rhwe.org](http://www.rhwe.org)

## Business Rates Enquiries

Phone: 0191 278 7878 and ask for 'Business Rates'  
Email: [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)  
<https://www.newcastle.gov.uk/services/business-rates/business-rates-frequently-asked-questions>

## Planning Enquiries

Phone: 0191 278 7878 and ask for 'Planning'  
Email: [planning.control@newcastle.gov.uk](mailto:planning.control@newcastle.gov.uk)  
<https://www.newcastle.gov.uk/services/planning-building-and-development>

# 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>

<b>Category: INDUSTRIAL PROPERTY</b>
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<b>Address</b>	<b>Area From - to (sqm (sqft) unless stated otherwise)</b>	<b>Rent/Price</b>	<b>Rates Payable</b>
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<b>i2-Byker, Newcastle Enterprise Centre Albion Row, NE6 1LQ</b>	17.65 - 118.9 (190-1,280)	Monthly licence fee	
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#### **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.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email [jon.mckeough@newcastle.gov.uk](mailto:jon.mckeough@newcastle.gov.uk) or [property@newcastle.gov.uk](mailto:property@newcastle.gov.uk).

<b>i8-Lynnwood, Newcastle Enterprise Centre Lynnwood Terrace, NE4 6UL</b>	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.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email [jon.mckeough@newcastle.gov.uk](mailto:jon.mckeough@newcastle.gov.uk) or [property@newcastle.gov.uk](mailto:property@newcastle.gov.uk).

<b>Walker Riverside - Unit 2 Wincomblee Road, Walker, NE6 3PF</b>	1845.6 - (9,145)	£49,850 pax	
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#### **Description**

Modern detached industrial unit incorporating two storey offices, located adjacent to the Offshore Technology Park 3 miles east of Newcastle city centre.

Secure fenced yard and 10 car parking spaces.

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed.

The unit has an EPC rating of D(85).

For more information and marketing particulars please contact our agents Cushman & Wakefield: Emma Stainsby, Senior Surveyor, 0191 223 5711, [emma.stainsby@cushwake.com](mailto:emma.stainsby@cushwake.com)  
<https://cushwakeproperty.co.uk>

<b>Category: OFFICE PROPERTY</b>
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<b>Address</b>	<b>Area From - to (sqm (sqft) unless stated otherwise)</b>	<b>Rent/Price</b>	<b>Rates Payable</b>
<b>Charlotte Square - No 5 First Floor (Rear), NE1 4XF</b>	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 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 Hazel Fimister on 0191 211 5649 or email [hazel.fimister@newcastle.gov.uk](mailto:hazel.fimister@newcastle.gov.uk).

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<b>High Heaton Library - Office Newton Road, NE7 7HD</b>	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 0191 277 4167, [mark.thurston@newcastle.gov.uk](mailto:mark.thurston@newcastle.gov.uk).

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<b>i4-Quayside, Newcastle Enterprise Centre Ouseburn Buildings, Albion Row, NE6 1LL</b>	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.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email [jon.mckeough@newcastle.gov.uk](mailto:jon.mckeough@newcastle.gov.uk) or [property@newcastle.gov.uk](mailto:property@newcastle.gov.uk).

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**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.

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.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email [jon.mckeough@newcastle.gov.uk](mailto:jon.mckeough@newcastle.gov.uk) or [property@newcastle.gov.uk](mailto:property@newcastle.gov.uk).

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**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.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email [jon.mckeough@newcastle.gov.uk](mailto:jon.mckeough@newcastle.gov.uk) or [property@newcastle.gov.uk](mailto:property@newcastle.gov.uk).

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**Outer West CSC - First Floor**  
**West Denton Way, NE5 2RA**

585.61  
-  
(6,298)

To be advised

**Description**

The Outer West Customer Service Centre is a modern building and the available accommodation comprises first floor office accommodation used previously as a call centre and as traditional office space. Entrance to the accommodation is on the ground floor through a shared entrance and lobby which provides both stair and lift access.

The accommodation includes: suspended floor; carpet; double glazing; suspended ceiling; air conditioning; partitioned meeting rooms; shared male and female WC, accessible WC; kitchen; and private balcony.

The building has an EPC rating of C(54).

The property is situated on West Denton Way, West Denton, which is approximately five miles to the West of the city. The accommodation benefits from good amenities being situated near to West Denton Shopping Centre which has occupiers such as Morrisons, Boots, Ladbrokes and Post Office. The building has good provision of public transport with a number of bus stops on West Denton Way.

To register your interest, please contact Alice Naylor on 0191 277 7065 or email [alice.naylor@newcastle.gov.uk](mailto:alice.naylor@newcastle.gov.uk).

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<b>Category: RETAIL PROPERTY</b>
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<b>Address</b>	<b>Area From - to (sqm (sqft) unless stated otherwise)</b>	<b>Rent/Price</b>	<b>Rates Payable</b>
<b>Grainger Market - Unit 150/151 Grainger Street, NE1 5QW</b>	46.31 - (498)	£11,200	

**Description**

Unit 150/151 Grainger Market is situated on a cross alley on Alley number 4 of the market and is secured by roller shutters. This unit has a ground floor retail area and a first floor space suitable for storage or an office. The property was formerly occupied by a hot food outlet and has an existing external extraction system and A5 Planning Consent, suitable for hot food use. This property does not require an EPC.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 278 7878.

For further information please contact Denise Tymon on 0191 211 5542 or email [denise.tymon@newcastle.gov.uk](mailto:denise.tymon@newcastle.gov.uk)

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<b>Grainger Market - Unit 16-18 Grainger Street, NE1 5QG</b>	32.6 - (350)	£15,300	
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**Description**

Unit 16-18 Grainger Market is situated on Alley number 1 of the market, adjacent to one of the Nun Street entrances and is secured by roller shutters. This unit has an existing external extraction system and A5 Planning Consent, suitable for hot food use. This property does not require an EPC.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 278 7878.

For further information please contact Denise Tymon on 0191 211 5542 or email [denise.tymon@newcastle.gov.uk](mailto:denise.tymon@newcastle.gov.uk)

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<b>Grainger Market - Unit 167/168</b>	24.37	£11,000
<b>Grainger Street, NE1 5QW</b>	- (262)	

### Description

Unit 167/168 Grainger Market is situated on Alley number 4 of the market, has a glazed shop frontage and is secured by roller shutters. The property was formerly occupied by a charity and has A2 Planning Consent (financial services). This property does not require an EPC.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 278 7878.

For further information please contact Denise Tymon on 0191 211 5542 or email [denise.tymon@newcastle.gov.uk](mailto:denise.tymon@newcastle.gov.uk)

<b>Grainger Market - Unit 19/20</b>	33.43	£8,000
<b>Grainger Street, NE1 5QG</b>	- (359)	

### Description

Unit 19/20 Grainger Market currently forms part of a larger unit, Unit 19-22, however this can be subdivided into two separate double units. Unit 19/20 is situated on Alley number 1 of the market, adjacent to one of the Nun Street entrances and is secured by roller shutters. The unit has a basement area suitable for storage or an office. This property does not require an EPC.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning Consent.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 278 7878.

For further information please contact Denise Tymon on 0191 211 5542 or email [denise.tymon@newcastle.gov.uk](mailto:denise.tymon@newcastle.gov.uk)

<b>Grainger Market - Unit 21/22</b>	20.21	£8,700
<b>Grainger Street, NE1 5QG</b>	- (217)	

### Description

Unit 21/22 Grainger Market currently forms part of a larger unit, Unit 19-22, however this can be subdivided into two separate double units. Unit 21/22 is situated on Alley number 1 of the market, adjacent to one of the Nun Street entrances and is secured by roller shutters. This property does not require an EPC.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning Consent.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 278 7878.

For further information please contact Denise Tymon on 0191 211 5542 or email [denise.tymon@newcastle.gov.uk](mailto:denise.tymon@newcastle.gov.uk)

**Category: FORTHCOMING OPPORTUNITY**

<b>Address</b>	<b>Area From - to (sqm (sqft) unless stated otherwise)</b>	<b>Rent/Price</b>	<b>Rates Payable</b>
<b>Grainger Market - Unit 103 Grainger Street, NE1 5QN</b>	9.32 - (100)	£4,600 pax	

**Description**

AVAILABLE FROM 6 JUNE 2020

Unit 103 Grainger Market is a small single retail unit situated on Alley number 3 of the market secured by a roller shutter.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning Consent and is not suitable for hot food (A5) use. This property does not require an EPC.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 278 7878.

For further information please contact Denise Tymon on 0191 211 5542 or email [denise.tymon@newcastle.gov.uk](mailto:denise.tymon@newcastle.gov.uk)

<b>Kenton Centre - Office Sherringham Avenue, NE3 3RX</b>	429 - (4,617)	To be advised	
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**Description**

FORTHCOMING - The Kenton Centre has ground and part first 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. Access to the first floor is by stair access only.

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 Alice Naylor on 0191 277 7065 or email [alice.naylor@newcastle.gov.uk](mailto:alice.naylor@newcastle.gov.uk)

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**Total Number of Properties****16**