

BUILDINGS FOR BUSINESS

OFFICE SUITES / MIXED USE DEVELOPMENT

MAINGATE

TEAM VALLEY, GATESHEAD, NE11 0BE

Undergoing refurbishment, Available April 2023

10,357 sq. ft (962.2 m²)

UK
LAND ESTATES



MAINGATE



MAINGATE WELCOMES YOU

Maingate is prominently located at the northern gateway to Team Valley and the development is widely considered as one of the most successful mixed use developments in the North East.

Maingate is home to a range of corporate occupiers including TNT Regus and Lookers and onsite amenities including Gym Etc, Greggs, Subway and O'Briens.

SPECIFICATION

Maingate offers high specification offices within a contemporary mixed use development.

The prominent address within this gateway development has access via a high quality ground floor reception providing an impressive arrival to your office. Flexible leases and financial packages are also available to meet your specific requirements.

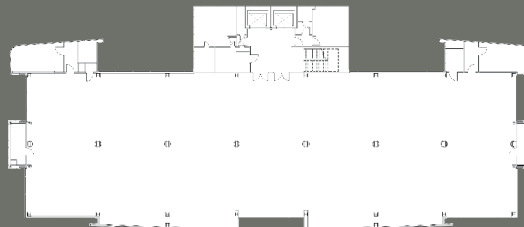
- 24hr Security & Access
- Double height atrium
- LED lighting
- Shower facilities
- Public transport
- Parking
- Cycling facilities
- Food and drink
- Childcare facilities
- Disabled access
- Male and female WC's
- Air conditioning
- 2.7m ceiling height
- Raised access floors
- Single open plan floorplate

SUSTAINABILITY

- Excellent energy efficiency
- EPC Rating D-86
- Ongoing refurbishment with target EPC B
- PV and electric vehicle charging all provided onsite.



LEVEL 02 FLOOR PLAN

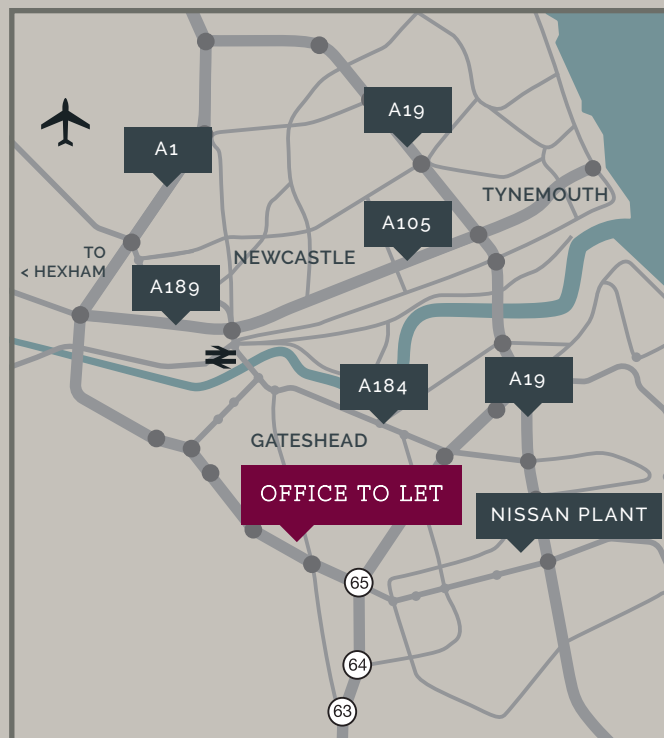
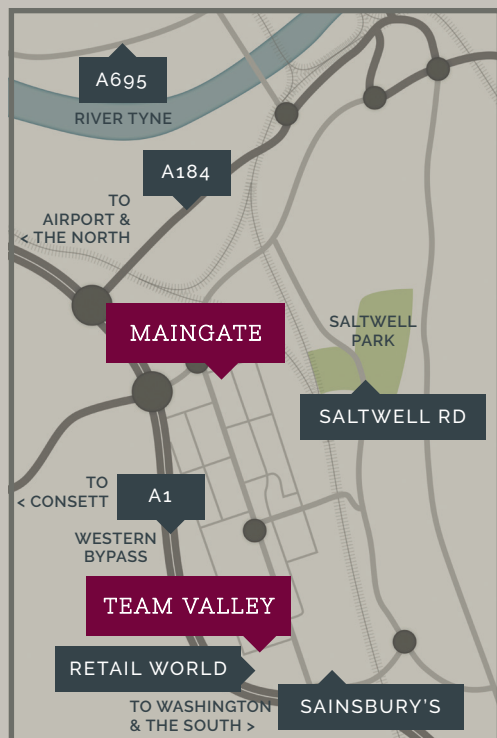


THE LOCATION

The development is just 200m from the A1, and also incorporates a Premier Inn hotel and Gym, etc.

Team Valley is superbly located with two junctions off the A1 and excellent transport links throughout the region. Over 34 buses per hour serve Team Valley with connections to Newcastle, Gateshead and the wider area.

MAINGATE



TRAVEL

TRANSPORT LINKS	Distance	Time
A1 Motorway	200m	1 min
Newcastle Central Station	3.1 miles	9 mins
Newcastle International Airport	12.2 miles	21 mins

AMENITIES	Distance	Time
Sainsburys	1.4 miles	4 mins
Retail World	1.4 miles	4 mins
Metrocentre	3 miles	9 mins
Newcastle City Centre	4.1 miles	11 mins

ENQUIRIES



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Misrepresentation Act: These particulars are believed to be correct, but their accuracy is in no way guaranteed, or do they form part of any contract. July 2022.