

Rigga

Quarryfield Road, Gateshead NE8 3DF

To Let

Premium office space in a building celebrated for its striking modern architecture.

3,855 sq ft (358 sq m) to **8,845 sq ft** (822 sq m)

Naylors 
Gavin Black

Riga

- + High profile offices on Baltic Quarter
- + Attractive fitting out ready for immediate occupation
- + Meeting rooms and kitchen facilities
- + On site tenant amenities
- + New lease available



The Riga Building
Quarryfield Road, Gateshead NE8 3DF

Riga

The Riga Building is at the front of the Baltic Quarter, the new regeneration area for Gateshead City Centre.

The building was completed in 2020 to the highest office specification. The location is on the east side of Quarryfield Road directly opposite Gateshead College and adjacent to the PROTO Building the UK centre for Emerging Technology and the Northern

Design Centre. The buildings overlook the Gateshead Quays area including the The Glasshouse International Centre for Music. There is direct linkage to Newcastle Quayside via the Gateshead Millennium Bridge.



Newcastle City Centre

Central Station

Tyne Bridge

Gateshead Hilton

The Glasshouse International Centre for Music

Newcastle Quayside

Millennium Bridge

River Tyne

Gateshead College

Proposed Arena and Conference Centre

Baltic Quays Apartments

Baltic Centre for Contemporary Arts

Baltic Campus



Multi-Storey Car Park

Baltimore House

Proto

Gateshead Quays Multi-Storey Car Park

Quarryfield Car Park

Northern Design

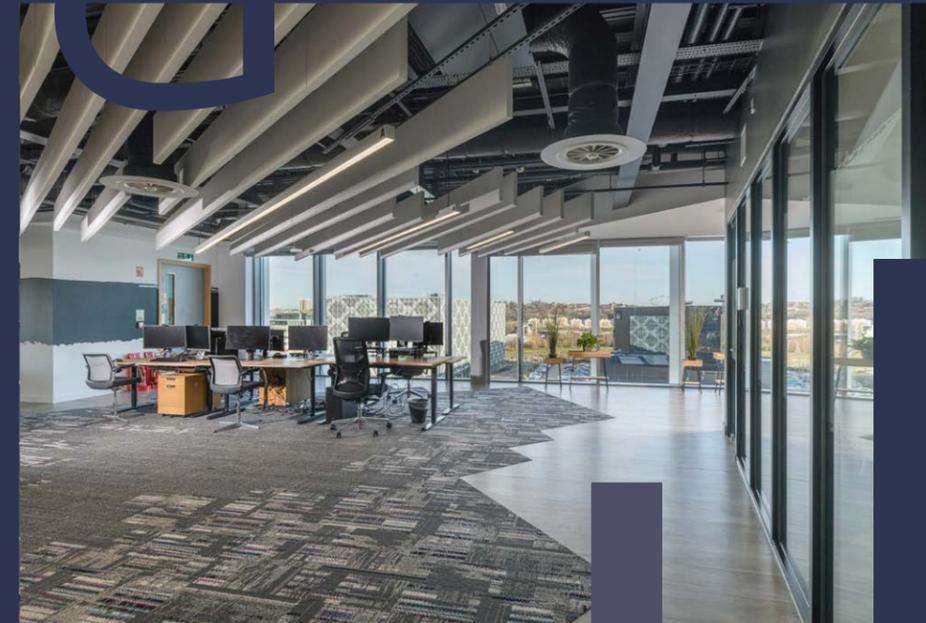
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Description

Premium quality office building celebrated for its striking modern architecture which has the benefit of the following specification:



Air conditioning



Contemporary fitout style
with exposed services



Raised floors



23 car spaces
(included in the rental)



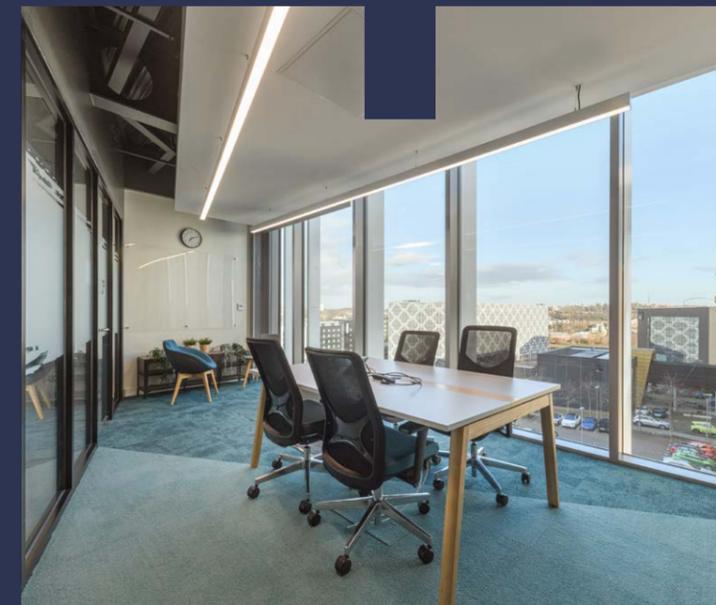
Carpeting

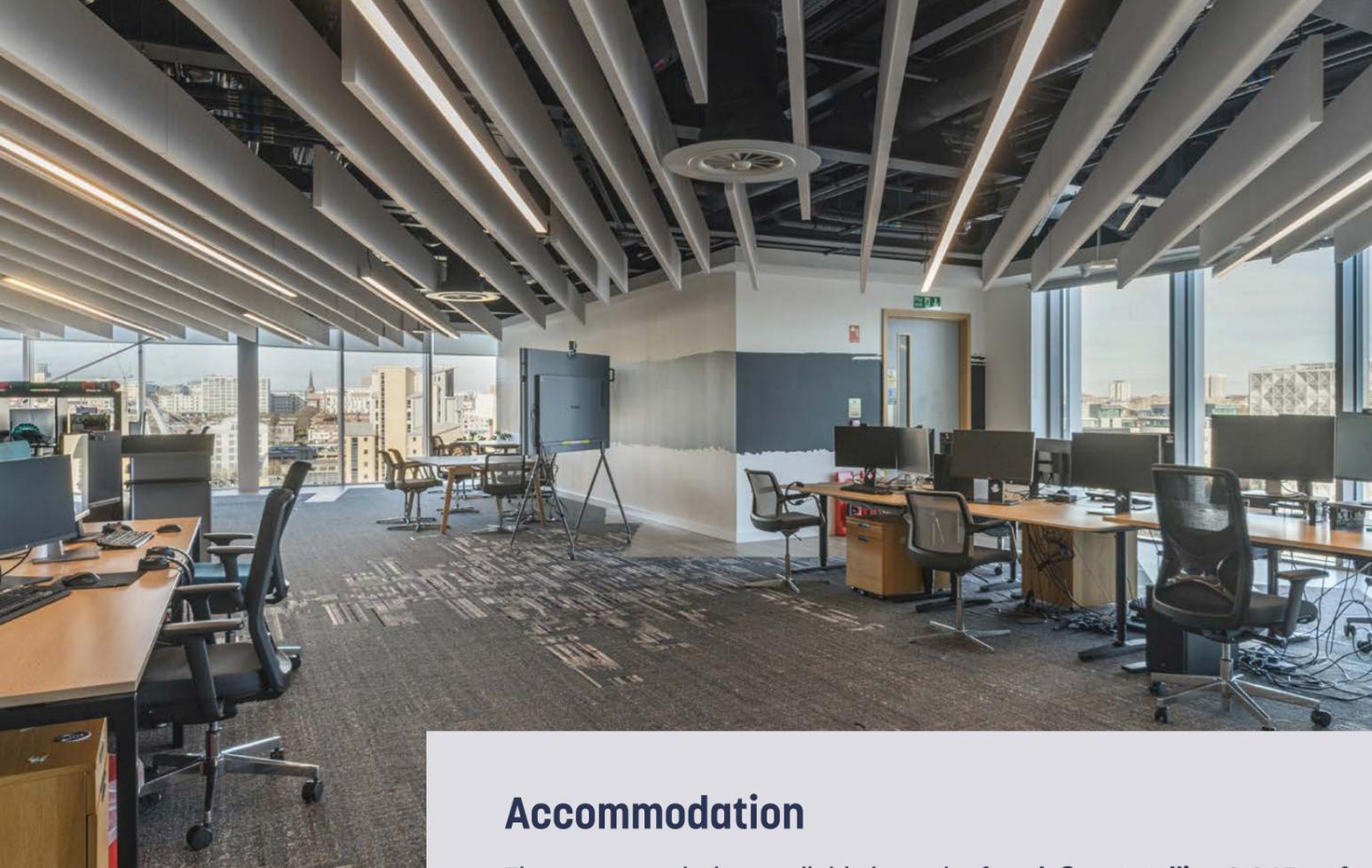


LED light fittings



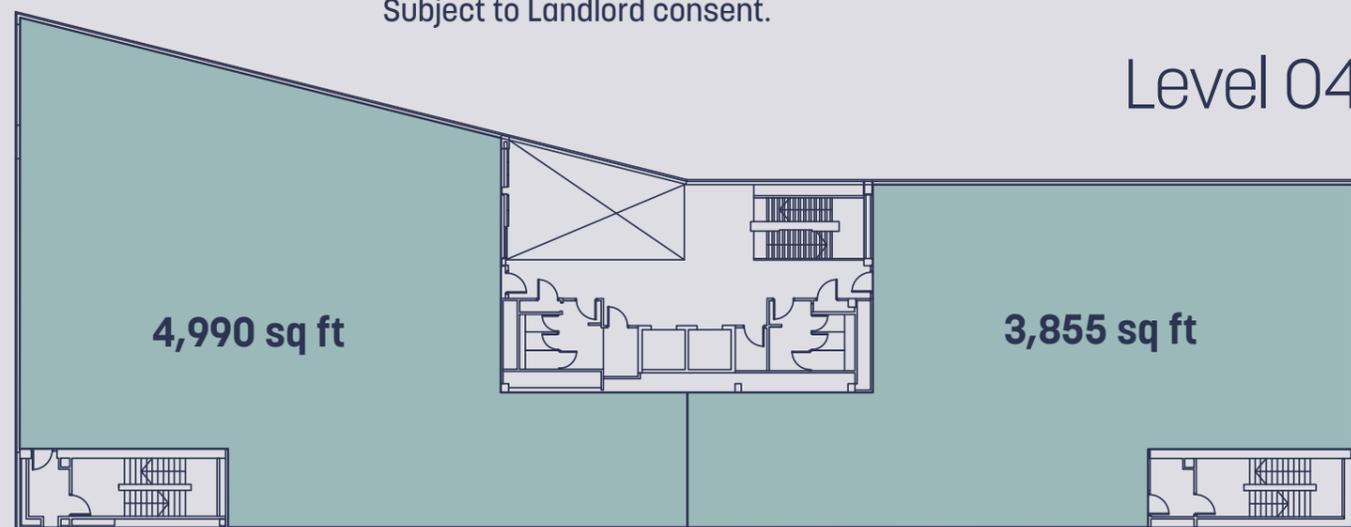
On site tenant amenities
including showers and bike
storage





Accommodation

The accommodation available is on the **fourth floor totalling 8,845 sq ft.** The suite is available in **two suites of 3,855 sq ft and 4,990 sq ft.** Subject to Landlord consent.



Terms

New lease available.

Rent

The current passing rent is £206,976.63 per annum exclusive equating to £23.40 psf. This includes the rent for the car parking spaces.



Riga

Riga



Service Charge

The current service charge budget equates to £7.93 psf.

EPC

The property has a rating of A(16).

Rateable Value

The premises will need reassessing for rating purposes. The current assessment equates to £7.86 psf.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



Riga

Viewing

For further information please contact:

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IMPORTANT NOTICE: Every reasonable effort has been made to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the site or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. (ii) Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the site is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer / lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. February 2026.

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