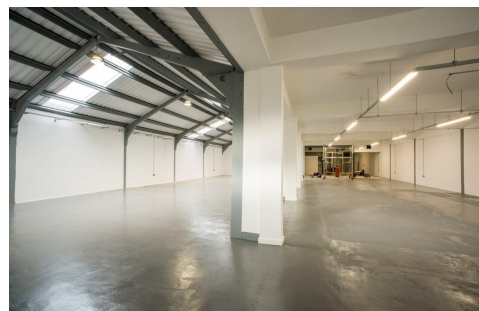


Gosforth Industrial Estate

Newcastle NE3 1XD



This centre is situated next to Gosforth Industrial Estate which lies to the north east of Gosforth town centre and within easy access both by car and foot of Gosforth High Street, Great North Road. Minutes away are Regent Centre Metro Station and South Gosforth Metro Station, which is located less than 500m from the centre of the site providing regular services towards Newcastle city centre, the Airport and the coast. In Newcastle City Centre, the station provides direct links to London and Edinburgh.

Baker's Yard is an exciting creative space of light industrial and warehouse buildings, office suites and hybrid units, situated on the site of the original Greggs Bakery in Gosforth, Newcastle upon Tyne. The park is nearing development completion, with over 60% of the available space already occupied or committed to an eclectic mix of incoming businesses. Unit sizes at Baker's Yard vary from 1,600 square feet up to circa 20,000 square feet (across multiple units), and the site is set in a highly accessible location, close to Gosforth High Street and the Great North Road. Ample parking for over 200 cars is available across the entire site. Baker's Yard is suitable for a variety of industrial, storage and office uses, subject to planning. City planners have approved new, creative plans to bring the park's personality to life. These proposals include the addition of metal shipping containers, striking branding, wayfinding, rooftop terraces serving as breakout spaces for certain units, a secure bike storage area and bicycle repair shop and café to serve the hundreds of staff working on the park.

transport links

Underground	South Gosforth
Train Station	Manors
Road Link	N/A
Airport	Newcastle Airport

Leased Spaces

- **Min Size** : 10 sq ft
- **Min Term** : 12 mnths

