

To Let: Office Accommodation

**Arden House, Regent Centre,
Gosforth, Newcastle upon Tyne,
NE3 3LZ**

From 93 sq m (1,000 sq ft) – 631.46sq m (6,797 sq ft)



- Close proximity to A1(M)
- Car parking spaces at 1:500 sq ft
- Adjacent to Regent Centre Metro Station

Location

Located in Gosforth, just over two miles from Newcastle city centre, the Regent Centre benefits from an excellent working environment. There are 1,000 car parking spaces, and easy access from the Great North Road that has quick access to the A1 Western bypass and, via the new Seaton Burn interchange between the A1 and A19, excellent access to the dualled Tyne Tunnel.

These excellent road links complement the Metro rapid transit system that has a main station within Regent Centre's transport hub. Newcastle Airport is some 15 minutes, while The Metro gives access throughout Tyne and Wear via the principal interchange at Newcastle's Central railway station.

Description

Arden House provides an eight storey office building with car parking within the Regent Centre. The building provides rectangular floor plates that are capable of subdivision to meet specific requirements.

A central core provides two, 13-person lifts and male and female toilets to each floor.

The subject accommodation benefits from the following specification:

- Perimeter central heating
- Perimeter trunking
- Suspended ceiling with Category II lighting
- Door access control

Ample car parking is also provided on site with car parking included in the rent at a rate of 1 space per 500 sq ft.

Occupiers within the building include DWP, I Am Sold and The Morton Group.

Services

The properties benefit from all main services.

Rateable Value

The properties will need to be reassessed upon occupation.

Tenure

The property is available to let for a term of years to be agreed at a rent of £12.00 per sq ft.

Accommodation

The office accommodation provides the following net internal areas:-

Floor		sq m	(sq ft)
Lower Ground		495.08	(5,329)
Ground		Let	
First		Let	
Second		577.86	(6,220)
Third		Let	
Fourth	Suite A	163.79	(1,763)
	Suite B	160.53	(1,728)
	Sub Total	324.32	(3,491)
Fifth		631.46	(6,797)
Sixth		Let	
Seventh		Let	
Total		2,028.72	(21,837)

Service Charge

A service charge will be recoverable from the occupier for the internal and external maintenance of the property together with the car park and upkeep of the common areas and utilities used in common. Further details on application.

Energy Performance Rating

E:107

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Strictly via sole agents, BNP Paribas Real Estate



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Subject to Contract July 2023



