



**BNP PARIBAS
REAL ESTATE**

Real Estate
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world

Arden House

tters



TO LET: MODERN OFFICE ACCOMMODATION

Gosforth, Arden House, Regent Centre, NE3 3LU

SUITES RANGING FROM 180 sq. ft. TO 6,665 sq. ft.

DESCRIPTION

Dobson House provides a five storey building with adjacent car parking within the Regent Centre. The building provides open plan floor plates with temporary partitioning. A central core provides two, 13-person lifts with male and female toilets on each floor.

The subject accommodation benefits from the following specification:

- Perimeter central heating
- Perimeter trunking
- Suspended ceiling
- LED lighting
- Secure access control
- Free 1hr visitor car parking
- Car parking included with lease (1 space per 175 sq. ft.)



The Grainger Suite benefits from on-site amenities including; a gym, Pilates studio and **Ardens Kitchen Café and Bistro** offering wide range of food and drink options.



ACCOMMODATION

Arden House provides a 6 storey building with adjacent car parking within the Regent Centre. The building provides open plan floor plates with temporary partitioning. A central core provides two, 13-person lifts. There are male, female and accessible WC facilities.

Key features -

- Perimeter central heating
- Perimeter trunking
- Suspended ceiling
- LED lighting
- EPC : C
- Newly fitted kitchen

Arden House	Size (sq. ft.)
LG—B05	732
LG—B11	180
LG—B03	782
LG—B08	597
L2—North	2,720
L2—South	3,500
L5	6,665
Serviced Options	
0-4-5/6	526
0-4-7	183
0-4-10	426
0-4-11/12/13	1526
0-4-14	239

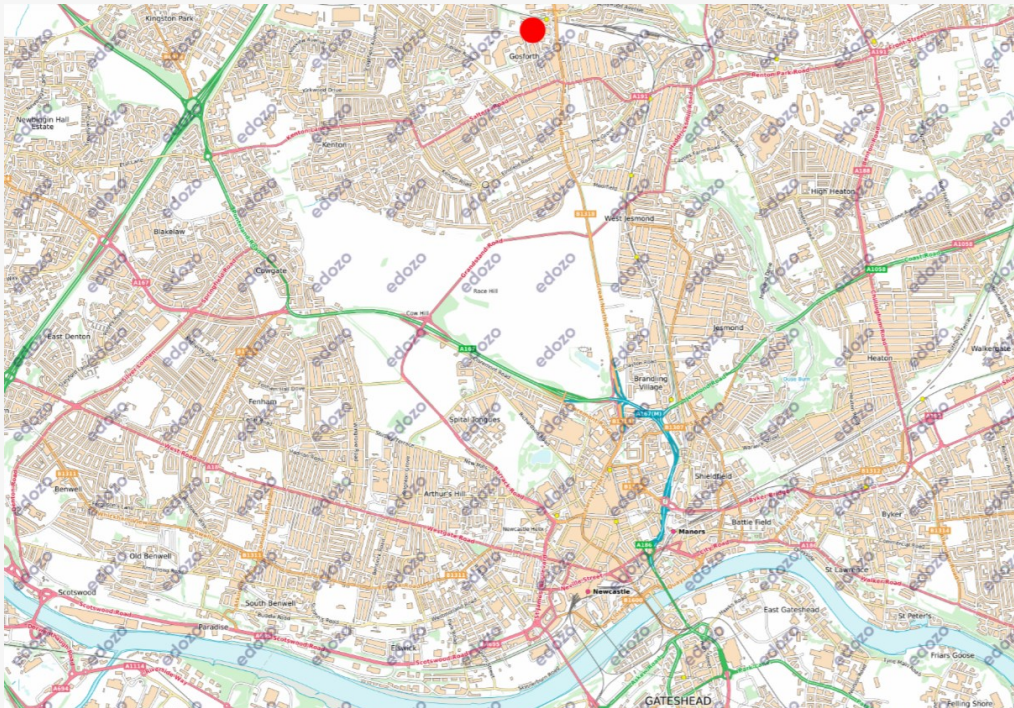


LOCATION

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.

*Map showing location highlighted in red**



LOCATION

1 – Arden House – Subject property.

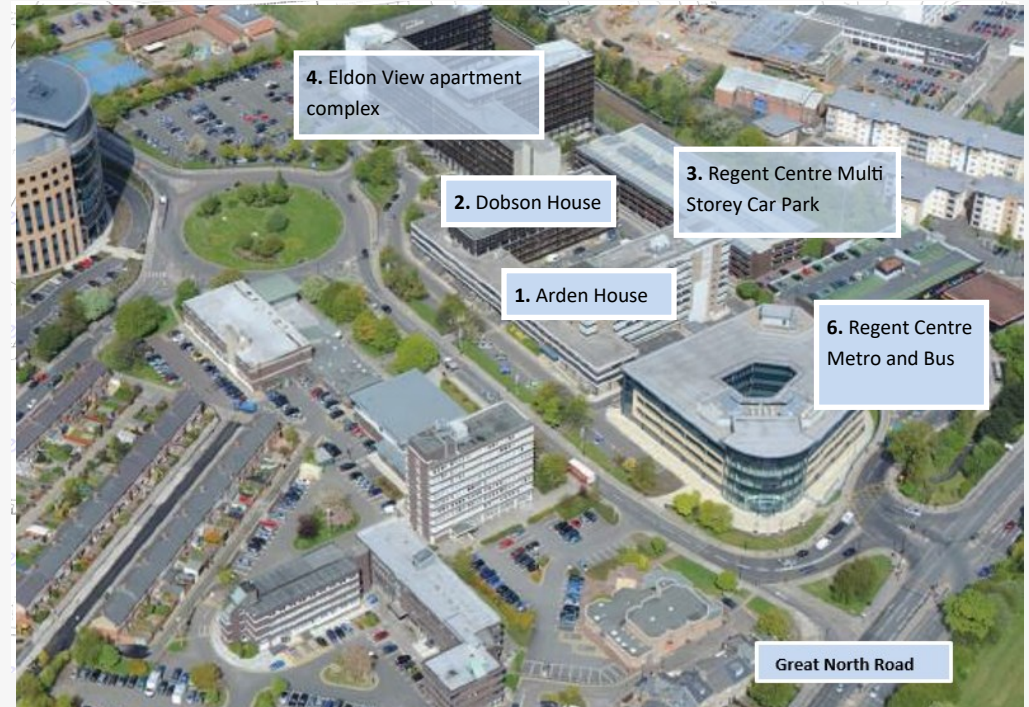
2 – Dobson House – Home to The Grainger Suite Serviced Office Accommodation (95% occupied) Ardens Kitchen Café and Eleve Studios Pilates.

3 – Regent Centre Metro station – Main transport hub servicing Gosforth and surrounds.

Estimated annual footfall for 2023/2024 – 1,287,910

4 – Regent Centre Multi-Storey Car Park – 183 space car park with short and long stay availability. Annual passes available for £196 (As of November 12th 2024.)

5 – Eldon View Apartment Complex - High density apartment complex with a wide range of occupiers including but not limited to young professionals.



COMMON AREAS AND CAR PARK



RENT

Suites available starting £12.50 per sq. ft. + VAT

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 AND FURTHER INFORMATION

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BUSINESS RATES

We encourage interested party's to make their own Business Rates enquiries.

SERVICES

The property is connected to main services.

EPC

The subject property has an Energy Performance Certificate (EPC) rating of 72 :C

Subject to Contract April 2025

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