

# OFFICES TO LET DOBSON HOUSE REGENT CENTRE GOSFORTH NEWCASTLE UPON TYNE NE3 3PF



- Office Accommodation To Let
- Area 2,435 sq ft – 7,799 sq ft
- 12 Car Parking Spaces
- Basement Storage

## LOCATION

The property is located at Regent Centre, Gosforth. The accommodation is situated in an established business location in Newcastle immediately adjacent to a Metro station and bus interchange. Regent Centre Metro Station provides public transport directly to both Newcastle Central Station and Newcastle International Airport. The area also benefits from excellent road links with the A1 (M) within 2 miles of the property.

Regent Centre is located in a mix use area with a range of office, residential, retail, and leisure uses in the immediate vicinity.

## DESCRIPTION

The property provides office accommodation on the 1<sup>st</sup> and 2<sup>nd</sup> floors, with the ground floor suitable to be let as retail or office space. The property also provides some basement storage.

The available space comprises of open plan and cellular accommodation with suspended ceilings, central heating, air conditioning, a service lift between the basement and ground floor, and a passenger lift providing access to the 1<sup>st</sup> and 2<sup>nd</sup> floor.

The accommodation also benefits from 12 on site car parking spaces.

## ACCOMMODATION

We understand the property provides the following approximate net internal areas:

Basement	37.16m <sup>2</sup>	( 400 sq ft)
Ground Floor NIA -	189.00m <sup>2</sup>	(2,435 sq ft)
1 <sup>st</sup> Floor NIA -	253.00m <sup>2</sup>	(2,724 sq ft)
2 <sup>nd</sup> Floor NIA -	245.26m <sup>2</sup>	(2,640 sq ft)

## RATEABLE VALUE

The rateable value is to be reassessed upon occupation. Prospective tenants should contact Newcastle Valuation Office Agency for further information and exact rates payable.

## TERM

The accommodation is available as a whole or on a floor by floor basis by way of a sub-lease until March 2012.

Rent available on application.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the preparation and settlement of any sub-lease documentation together with any VAT thereon.

## VIEWING

Strictly by appointment with the Commercial Department of Sanderson Weatherall, contact:

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Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



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