

## To Let: Office Accommodation

**Dobson House, Regent Centre,  
Gosforth, Newcastle upon Tyne,  
NE3 3PF**

**Suites from 150.69 sq m (1,622 sq ft) to 185.81 sq m (2,000 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.

There is a coffee shop on site together with a gym.

## Description

Dobson House provides a five storey building with adjacent car parking within the Regent Centre. The building provides open plan rectangular floor plates with some demountable partitioning.

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
- LED lighting
- Door access control
- Meeting rooms for hire

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.

## Accommodation

The office suites provides the following net internal areas:-

Floor	Suite	SQ M	(SQ FT)
First	Suite 0-1-7	150.69	(1,622)
First	Suite 0-1-18	185.81	(2,000)
Second	Suite 0-2-7	153.57	(1,653)
<b>Total</b>		<b>483.11</b>	<b>(5,200)</b>

## Services

The properties benefit from all main services.

## Rateable Value

According to the Valuation Office Agency website the property is listed as follows:-

Office	RV
Suite 0-1-7	£12,750
Suite 0-1-18	£16,500
Suite 0-2-7	£13,000

The Rates payable need to be calculated using the latest UBR multiplier.

## Tenure

The accommodation is available to let for a term of years to be agreed on a rent on application.

## 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:106

## 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



Aidan Baker  
Senior Director  
0191 227 5737  
07712 868537  
aidan.baker@realestate.bnpparibas



Aleksander Roszczyniala  
Graduate Surveyor  
0191 917 3672  
07570 052292  
aleksander.roszczyniala@realestate.bnpparibas

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Subject to Contract July 2023



