

TO LET

SERVICED OFFICE SUITES



The Grainger Suite, Dobson House, Regent Centre
Gosforth, Newcastle upon Tyne NE3 3PF

SW

Sanderson
Weatherall



Key Points

- **Serviced Office Suites To Let**
- **Suites Available from 126 sq ft**
- **Furnished with Desks and Chairs**
- **All-Inclusive Rents**
- **Car Parking Available**

Location

The Grainger Suite forms part of Dobson House which is located at Regent Centre, Gosforth. Dobson House is situated in an established business location in Newcastle immediately adjacent to Regent Centre Metro Interchange. The interchange 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 Grainger Suite comprises serviced office accommodation with a broad range of sizes to suit many occupiers. To the ground floor there is a reception area and break out space/waiting area. The suites are decorated to a high standard with suspended ceilings incorporating LED lighting, carpet covered floors and furnished with desks and chairs. There are communal WC's and kitchen facilities to all levels as well as an on-site gym and café. There is also the added benefit of on-site car parking.

For a full video tour of the property please click on the link <https://my.matterport.com/show/?m=N7Um6PAuTGC>

Availability and Prices

Office	sq ft	People	Price (PCM)	Date
0-1-16a	664	12	£1,771	01/03
0-1-16b	135	2	£360	01/03
0-1-16d	126	2	£336	01/03
0-1-16e	130	2	£347	01/03
0-4-12	822	14	£2,192	Now
0-1-14	1,083	18	£2,888	02/04
0-3-1	357	7	£953	06/04
0-3-9	569	9	£1,517	23/08

Lease Terms

The suites are available on flexible lease terms for a term of years to be agreed. All rents are fully inclusive with the exception of internet, business rates and VAT.





Business Rates

Interested parties are advised to make their own investigations with the Local Rating Authority (Newcastle City Council).

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band D (80).

A full copy of the EPC is available upon request.

Services

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Further Information

Strictly by prior appointment with the agents:

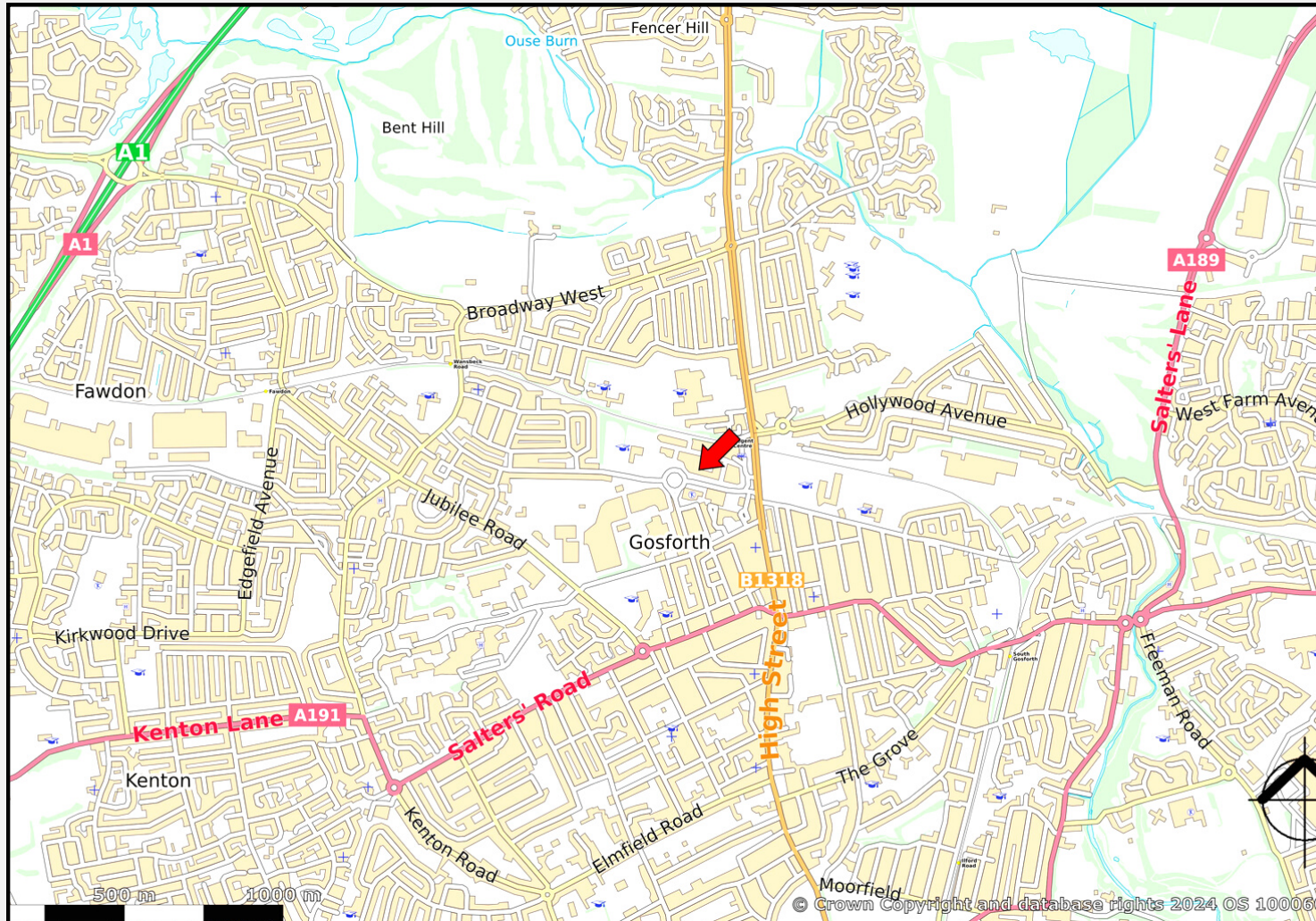
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