

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



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Coming Soon

Newly refurbished offices on 2nd floor

2 suites available: 6,220sq ft and 3,358sq ft

Thriving business location

Get more information

<https://www.avisonyoung.co.uk>

Avison Young

Third Floor
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ

Office space to let

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Property Highlights

Arden House provides a two office spaces on the 2nd floor of the property. The smaller suite is fully fitted with desking, meeting rooms, board room, kitchen facility, and breakout space. The larger suite is to be refurbished to create desirable open plan offices designed to fit modern occupiers needs. The suites are accessed by two 13-person lifts, and benefit from male and female toilets on the floor.

Regent Centre has been one of Newcastle's most important office locations for many years. Arden house is currently home to significant occupiers such as DWP, IAM Sold, and Genie Group; there is also a café bistro proposed and due for opening Q2 2023 in the adjoining building. A neighbouring large residential conversion scheme on Regent Farm Road is completing in November 2023, which will provide over 230 apartments in Northumbria House, Eldon View, and Horsley House.

Area (GIA)	Sq ft	Sq m
2 nd Floor North	6,220	578
2 nd Floor South - Fitted Space	3,358	312
Total	9,578	890

Location

Arden House is situated in Regent Centre, Gosforth, located just over two miles north of Newcastle City Centre. The location is a prominent position on the Great North Road, giving excellent road links in all directions with good access to the A1.

This excellent road link is complemented by Regent Centre's transport hub. The ample car parking, as well as the main metro station and bus station provides access throughout Tyne and Wear. Plus, Newcastle's International Airport and Newcastle's Central railway station are both just minutes away.

Key Highlights



Open plan office space



6,220 sq ft newly refurbished suite
3,358 sq ft fitted suite



Kitchen facility



LED lighting



Perimeter trunking



Car Parking: 1 space per 250 sq ft



2.2 miles to Newcastle



Metro and Bus services at
Regent Centre Interchange



Secure bike storage



Close to local amenities

EPC

To be assessed on completion of the refurbishment works.

Rates

The property will need to be reassessed upon occupation.

Tenure

The larger suite is available to let for a term of years to be agreed at a rent of £12.50 per sq ft. The smaller, fitted suite is available at a rent of £14 per sq ft.

VAT

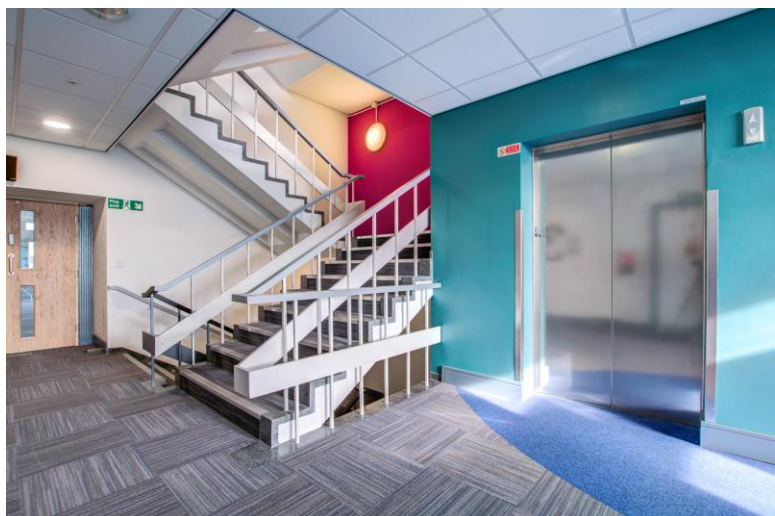
VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs.

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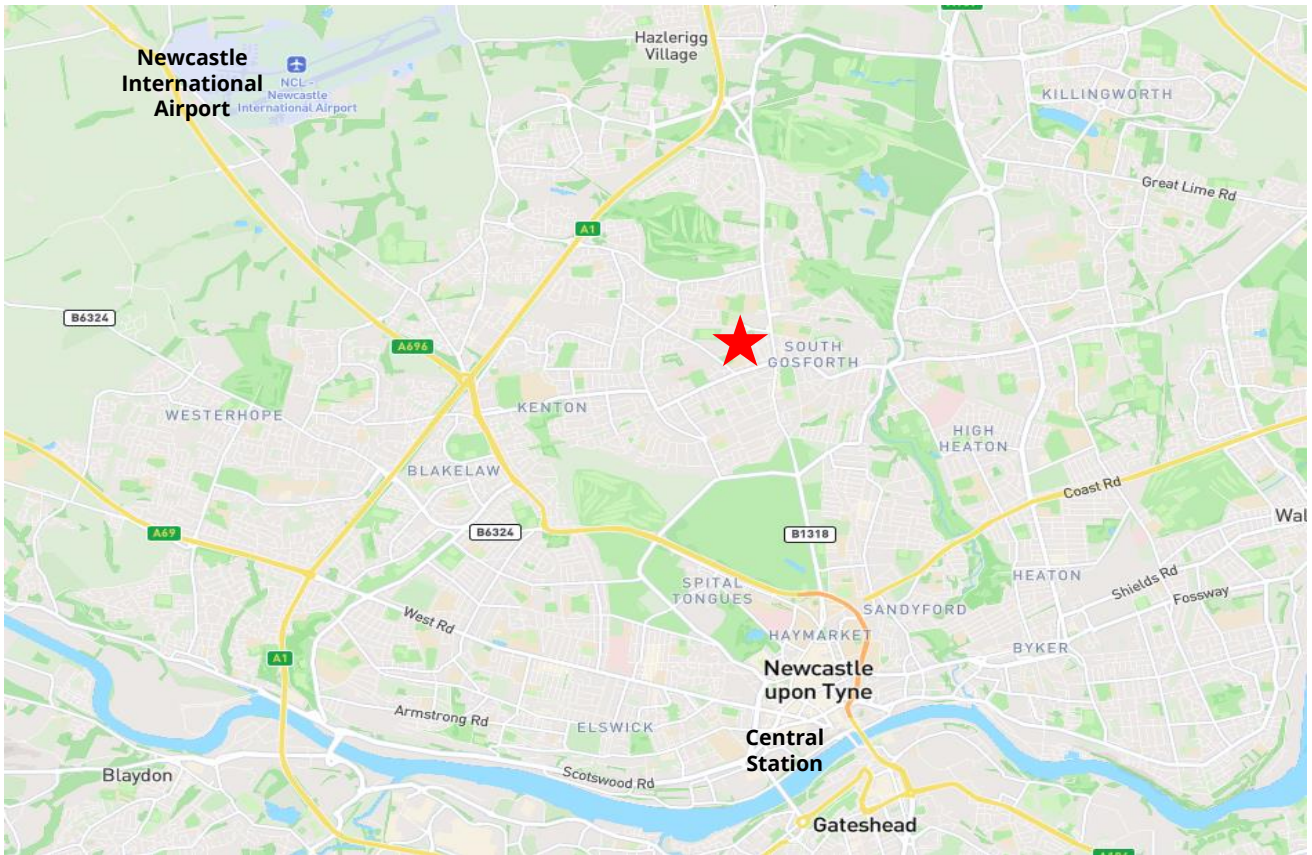
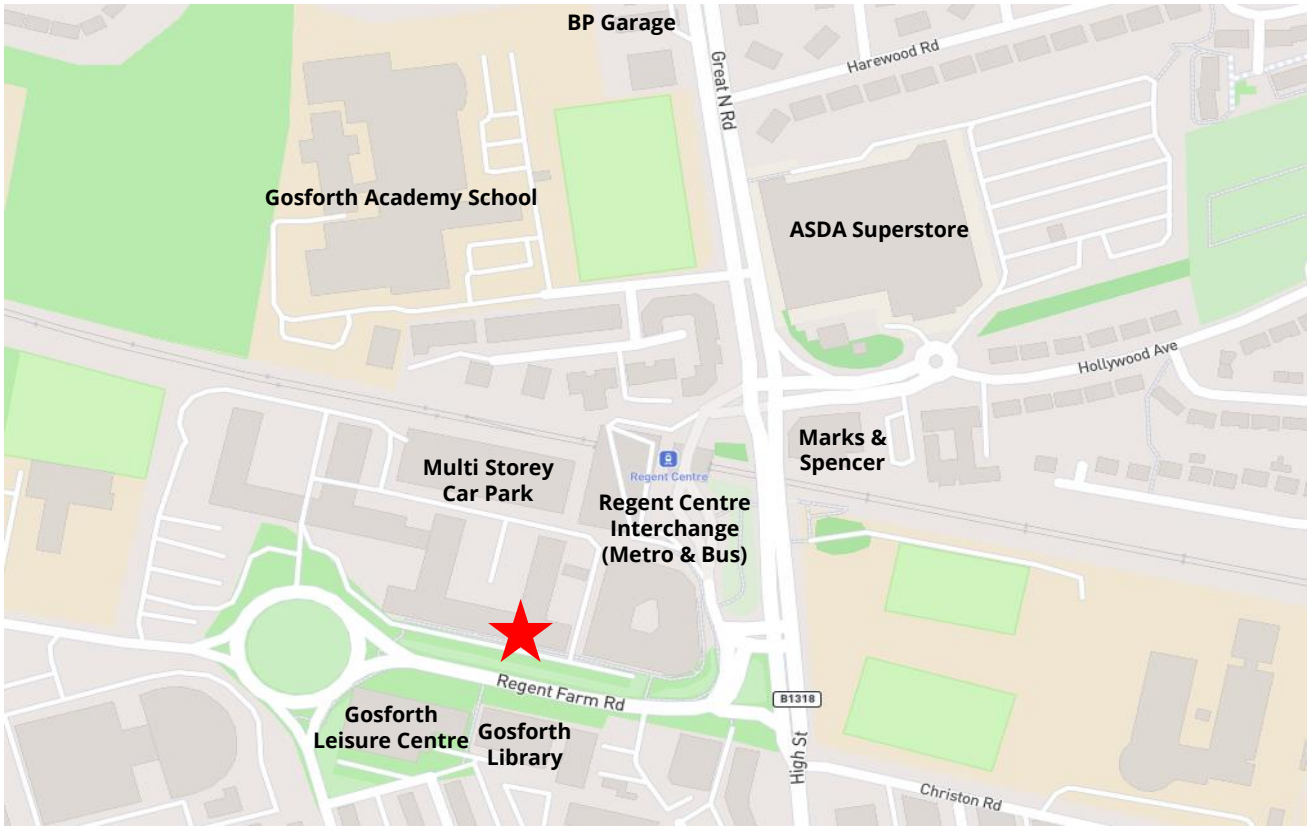


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2. Identification and verification of ultimate beneficial owners.
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