



5 Regent Terrace, Gateshead, NE8 1LU

- Four Storey Office Space
- Prime Central Location
- Next to Gateshead Interchange
- Excellent Transport Links
- Floor Area 150.38 sq.m. (1,618.67 sq.ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available
- Incentives Available

Rent: £12,000 per annum

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Location

The unit is located within a highly accessible and central location, of Gateshead. Being situated near the A184, there are excellent connectivity links to Newcastle City Centre, A1, and surrounding areas. Close proximity to Gateshead Interchange.

Description

The accommodation comprises of brick-built office space, over four floors, with spacious offices, toilets and versatile layout, to suit a variation of businesses.

There are 2 designated parking bays, to the front, and two additional parking bays, to the rear, of the property.

Accommodation

	Sq.m.	Sq.ft
Basement		
Office	20.89	224.85
Storage	9.95	107.10
1/2 Stair		
Room	6.38	68.67
Ground Floor		
Office	5.53	59.52
Office	4.32	46.50
Room	5.56	59.84
Room	7.25	78.03
Kitchen	2.71	29.17
Room	12.06	129.81
1/2 Stair		
W/C (2 x Toilets)	6.13	65.98
First Floor		
Office	43.86	472.10
Office	7.14	76.85
Second Floor		
Office	6.15	66.19
Office	12.46	134.11
Total	150.38	1,618.67

Tenure

Leasehold - The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews.

Rent

£12,000 per annum

Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £9,300

If the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

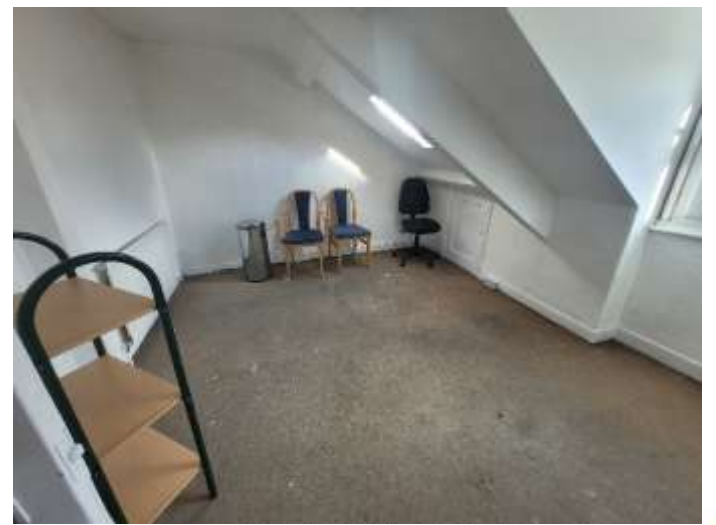
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I201

Updated April 2025

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