



## **3 Walker Terrace, Gateshead, Tyne & Wear NE8 1EB**

- Substantial two-storey office building
- Floor area circa 221.73 sq. m. (2,386 sq. ft.) over two floors
- Attractive Grade II listed, mid-19th century building
- Opposite Gateshead Interchange with excellent Metro, bus, & road connections
- Flexible office accommodation with period features
- New flexible lease terms available
- Parking to the front & rear (paid)
- Suitable for a variety of uses STPP

**Rent: £22,000 per annum**

# COMMERCIAL

## Location

The property is prominently located at 3 Walker Terrace, in the heart of Gateshead town centre. The office benefits from excellent transport links, being only a short walk from Gateshead Interchange, which provides access to the Tyne & Wear Metro system, regional bus services, and connections to Newcastle upon Tyne.

Walker Terrace is situated just off High Street, offering convenient access to a wide range of local amenities, including shops, cafés, banks, and restaurants. The location also provides quick road access via the A184 and A167 to the wider road network, including the A1(M), making it an ideal base for businesses serving both Gateshead and the wider North East region. Newcastle city centre lies just across the River Tyne, less than a mile away, accessible on foot via the Tyne Bridge or by Metro in a matter of minutes. The area has seen significant investment and development in recent years, further enhancing its reputation as a thriving business location.

## The Premises

We are pleased to bring to the market this substantial mid-terrace, two-storey office building, forming part of a distinguished mid-19th century Grade II listed terrace. Constructed of attractive local pink brick with stone dressings and a traditional Welsh slate roof, the property retains a wealth of original period features, including sash windows that enhance its historic character.

The ground floor provides a welcoming reception area, five well-proportioned offices, a fitted kitchen, and W.C. facilities. The first floor offers an additional seven offices, a dedicated comms room, and two further W.C.s, delivering flexible accommodation suitable for a range of business requirements.

While the premises have most recently been occupied as offices, the property lends itself to a variety of alternative uses, subject to the necessary planning permissions and use class consents.

## Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	116.64	1,255.5
First Floor	105.09	1,131.17
<b>Total</b>	<b>221.73</b>	<b>2,386.67</b>

## Rent

£22,000 per annum

## Deposit

Deposit and advance rent will be required

## Viewing

Strictly by appointment through this office

## Rateable Value

The 2025 Rating List entry is Rateable Value £17,750

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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: I315 (Version 1)**

**Prepared: 30<sup>th</sup> September 2025**



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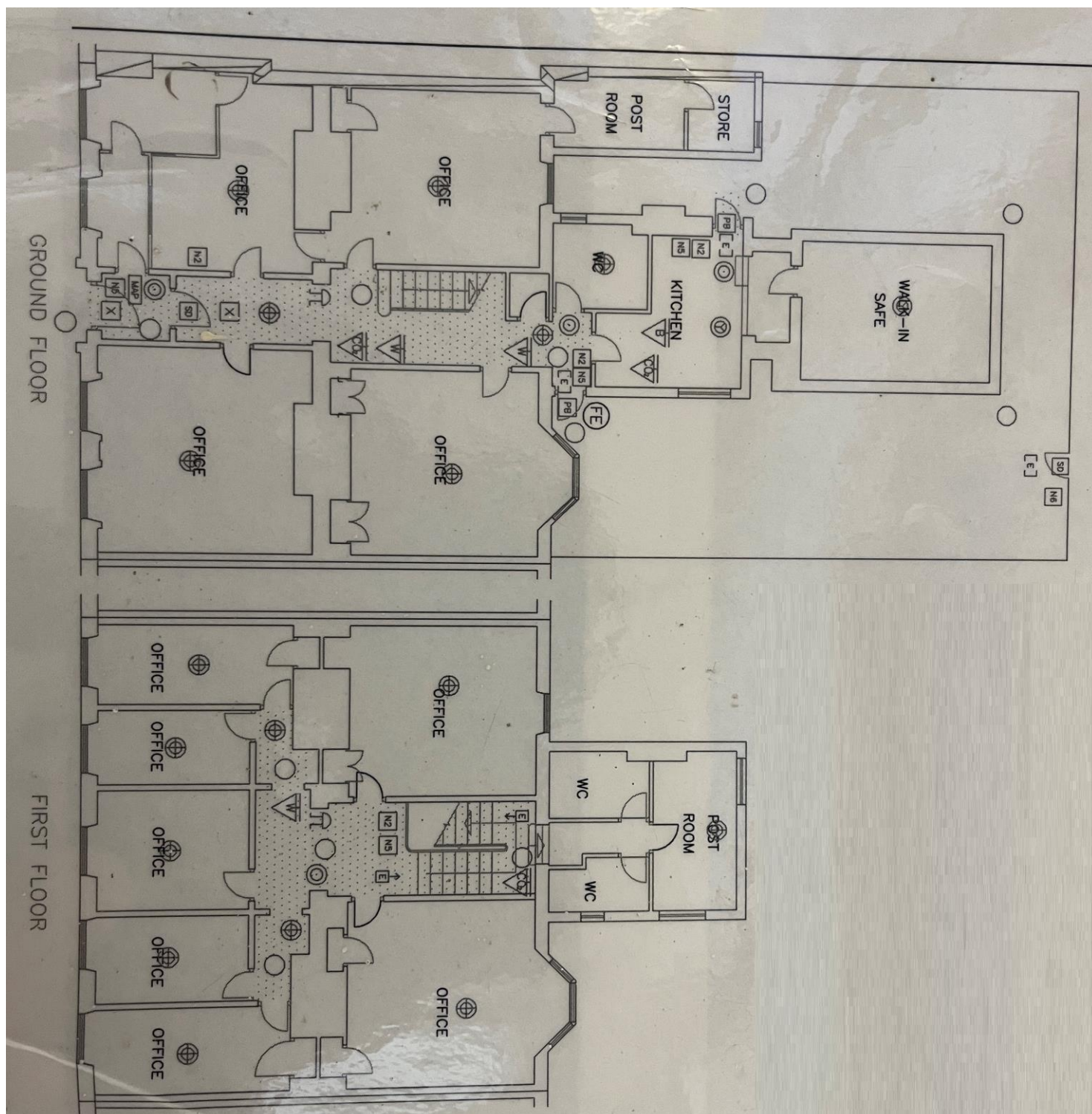


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