



TO LET

Bulman House Regent Centre Gosforth Newcastle upon Tyne NE3 3NG

**Refurbished Offices with Good On-Site
Parking Provision**

Specification

- Modern refurbished accommodation
- Flexible lease terms available
- 1 car parking space per 350 sq ft
- Rent £12.50 per sq ft including parking

Location

The Regent Centre is one of the regions well established office locations situated in Gosforth an affluent suburb 3 miles north of Newcastle City Centre. The Regent Centre is immediately to the west of the B1318 Great North Road which links Newcastle City Centre to the A1(M) (2 miles to the north). The Regent Centre also has a bus interchange and Metro Rail Station linking the City Centre with Newcastle Airport. Local shops are found on Gosforth High Street and an ASDA Hypermarket is within easy walking distance.

The Regent Centre development extends to 11 acres and comprises 450,000 sq ft (41,800 sq ft) of purpose built office accommodation originally constructed in the early 1970's. Main occupiers include Northern Rock Plc, DVLA, Valuation Office Agency, Britannic Assurance Plc and Tait Walker Chartered Accountants.

Description

The property comprises two office suites within a four storey building and accessed from a common staircase. There is a lift access to all floors and WC facilities are located in the common parts.

The accommodation is mainly open plan although some partitioning has been installed to certain areas. The space has recently been refurbished and finishes comprise suspended acoustic tile ceiling, incorporating recessed fluorescent lights, plastered and painted walls and carpet covered floors. Windows are double glazed throughout.

The landlord is prepared to carry out certain fit out works subject to the agreement of terms.

Services

Main supplies of gas, water and electricity are connected to the property. Heating is provided by gas fired boilers serving perimeter radiators. WC facilities are also located on each floor.

Accommodation

Ground Floor (West)	213.86 sq m	(2,302 sq ft)
Third Floor (West)	228.17 sq m	(2,456 sq ft)
Total	442.03 sq m	(4,758 sq ft)

Parking is included at a rate of 1 space per 350 sq ft.

Tenure/Terms

The property is available to let on a new full repairing and insuring lease for a term of 5 years or multiples thereof. The rents are as follows, which include car parking: -

Ground Floor (West)	£28,750 per annum excl
Third Floor (West)	£30,700 per annum excl

A service charge is also payable in respect of the repair and maintenance of the building, common parts, and the car park.

Rating Assessment

The suites are currently assessed as part of a larger hereditament so on completion of the lease the accommodation will have to be re-assessed for rating purposes. .

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm the precise rates payable. Newcastle City Council Tel: 0191 232 8520.

Legal Costs

The tenant will be responsible for the landlords reasonable legal costs incurred in the transaction.

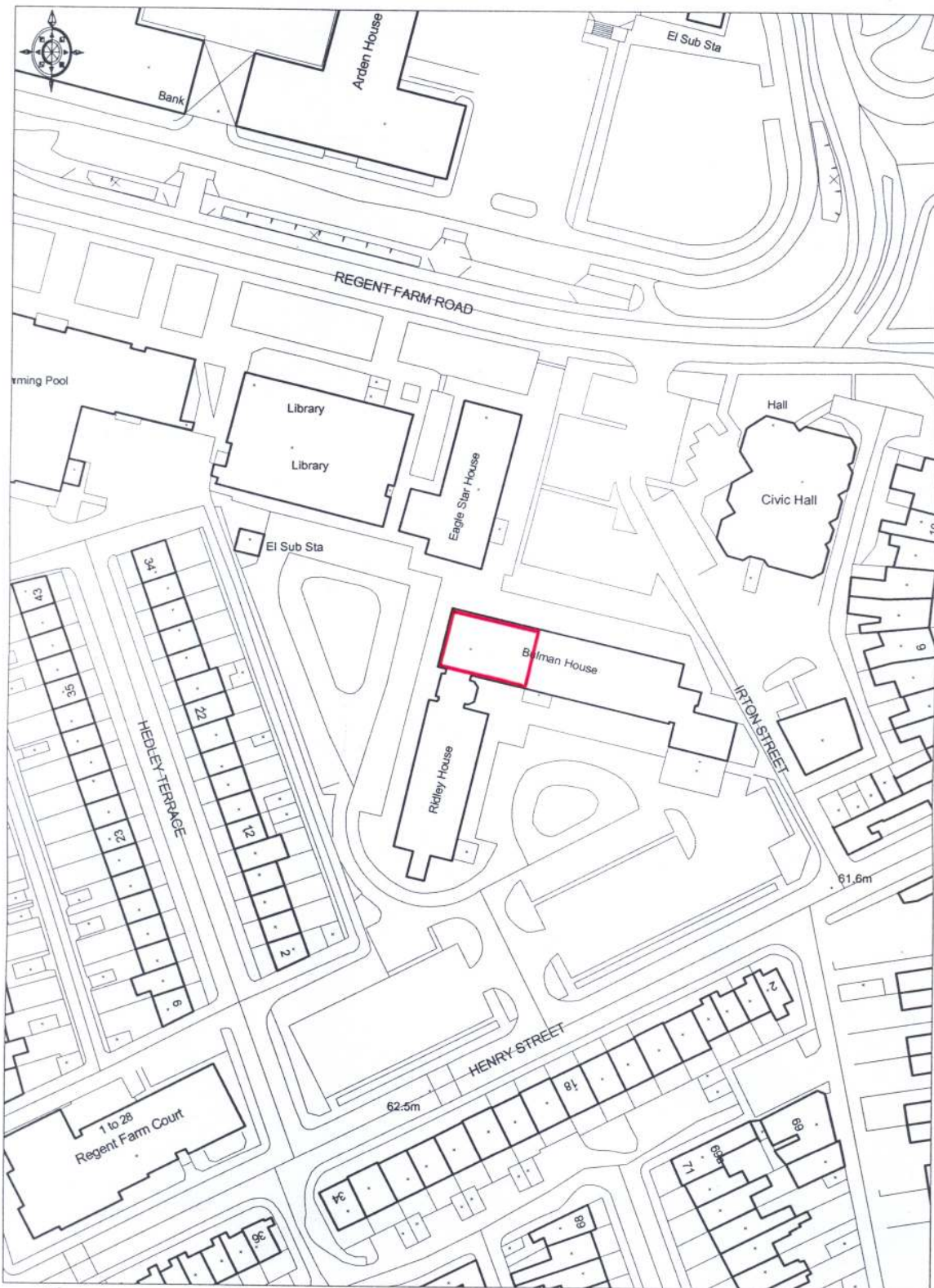
VAT

The rent, service charge etc excludes VAT.

Viewing

By appointment through sole agents, Johnson Tucker LLP
Contact Andrew Tucker

Subject to Contract



Ordnance Survey

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