



## 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: £13,950 per annum**

# COMMERCIAL

## 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           |
|---------------------|---------------|-----------------|
| <b>Basement</b>     |               |                 |
| Office              | 20.89         | 224.85          |
| Storage             | 9.95          | 107.10          |
| <b>1/2 Stair</b>    |               |                 |
| Room                | 6.38          | 68.67           |
| <b>Ground Floor</b> |               |                 |
| 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          |
| <b>1/2 Stair</b>    |               |                 |
| W/C (2 x Toilets)   | 6.13          | 65.98           |
| <b>First Floor</b>  |               |                 |
| Office              | 43.86         | 472.10          |
| Office              | 7.14          | 76.85           |
| <b>Second Floor</b> |               |                 |
| Office              | 6.15          | 66.19           |
| Office              | 12.46         | 134.11          |
|                     |               |                 |
| <b>Total</b>        | <b>150.38</b> | <b>1,618.67</b> |

## 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

£13,950 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.

## 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: I201

Prepared 19<sup>th</sup> March 2025

# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573