



Arden House

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Swift

Arden House  
Office 10  
011 30

**PARKER KNIGHTS**

REAL ESTATE

ARDEN HOUSE, REGENT CENTRE, GOSFORTH, NE3 3LU





## ABOUT

### DESCRIPTION

Arden House is a multi-occupied office in the heart of Gosforth. The space on offer comprises a mix of CAT A refurbished offices along with fully fitted suites. The fitted suite criteria includes:

- 30 workstations
- A range of meeting rooms
- Fully fitted kitchen
- Social space
- LED lighting
- Exposed services

## DETAILS

### ACCOMMODATION

The landlord is refurbishing the 5th floor with PC estimated early 2024.

Floor	SQ FT
2nd Floor Fitted	3,358
2nd Floor North	6,220
5th Floor North	6,700
Total	16,278

### EPC

To be reassessed

### ASKING RENT

£14.00 psf

### SERVICE CHARGE

TBC

### BUSINESS RATES

Rates payable circa £3.94 psf. Further enquiries should be made to the local council.

## TERMS

### CAR PARKING

1 space per 250 sq ft

### TENURE

New lease available

### LEGAL COSTS

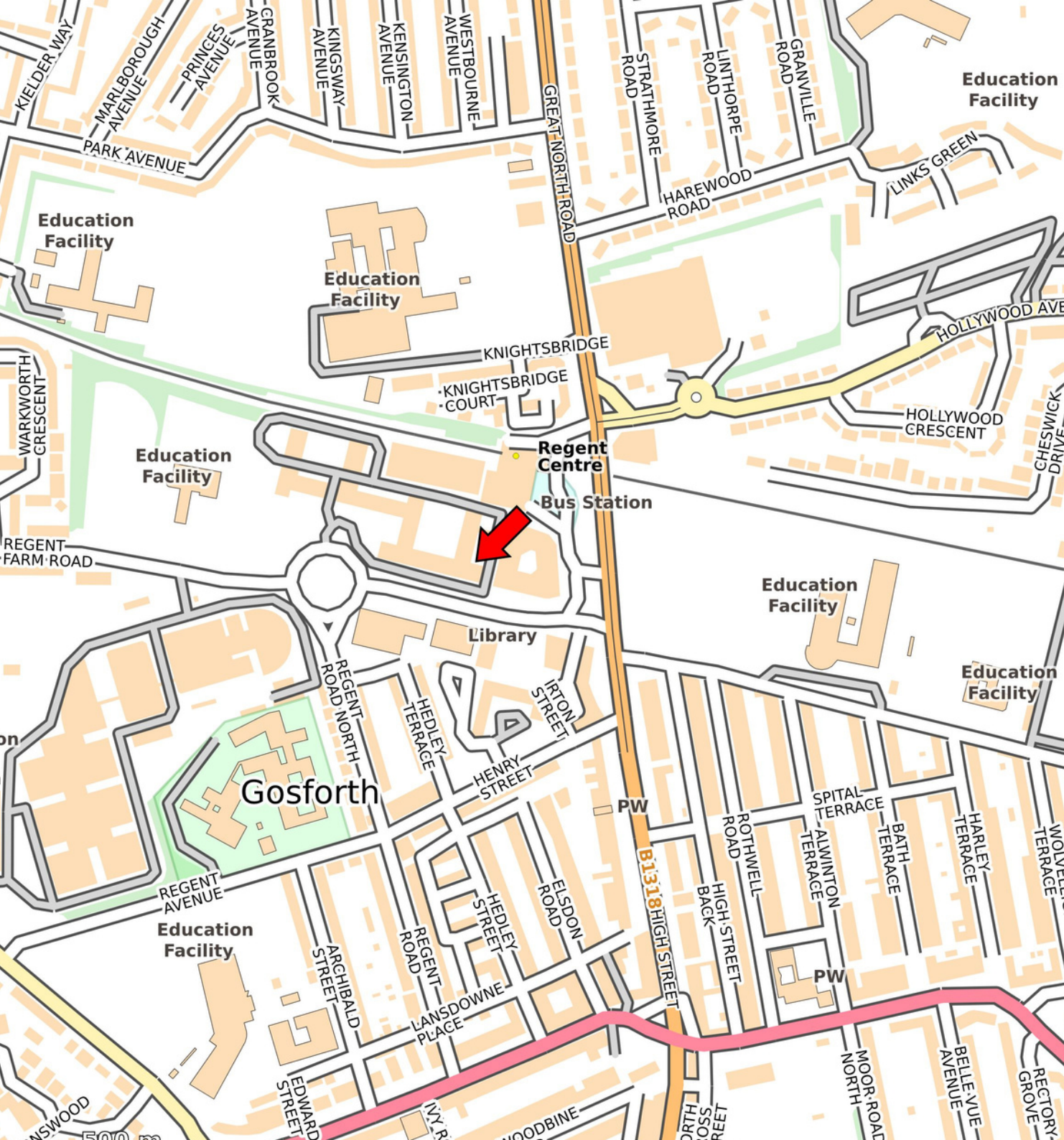
Each party to bear their own legal costs incurred in the transaction

### VAT

The rent is exclusive of VAT where chargeable







## 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 and bus station provides access throughout Tyne and Wear. Plus, Newcastle's International Airport and Newcastle's Central railway station are both a short distance away.

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# CONTACT

## AGENT DETAILS

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