



**PART LEVEL 4  
HORSLEY HOUSE NORTH  
REGENT CENTRE  
NEWCASTLE UPON TYNE  
NE3 3LU**



**TO LET**

**131.17 M<sup>2</sup> (1,412 SQ FT)**

**LOCATION**

Horsley House North is located at the Regent Centre a well established office location situated in Gosforth approximately 3 miles north of Newcastle city centre. The Regent Centre has excellent transport links to the region being situated adjacent to Great North Road which provides easy access to Newcastle City Centre (3 miles) and A1 (2 miles).

The Regent Centre also has a bus and Metro interchange which provides quick and easy access to the city centre (12 minutes), Newcastle Central Station (14 minutes) and Newcastle International Airport (12 minutes).

Regent Centre is located is a mixed use area with a range of office, residential, retail and leisure uses in the immediate vicinity. Neighbouring occupiers include Northern Rock, the DVLA and Valuation Office Agency.

**DESCRIPTION**

The available accommodation is on Level 4 of Horsley House North. The premises are in good decorative order with 5 private offices as well as suspended ceilings, carpeting and perimeter trunking with their own private male and female WC accommodation. There are 5 car spaces that are available with the premises.

**ACCOMMODATION**

We estimate that the property provides the following approximate net internal floor areas:

Office	123.65 m <sup>2</sup>	1,331 sq ft
Lobby	<u>7.52 m<sup>2</sup></u>	<u>81 sq ft</u>
<b>Total</b>	<b>131.17 m<sup>2</sup></b>	<b>1,412 sq ft</b>

**SPECIFICATION**

- ❖ Modernised common parts
- ❖ Passenger lift
- ❖ Suspended Ceilings
- ❖ Carpeting
- ❖ 5 private offices
- ❖ Male & Female WCs
- ❖ 5 car parking spaces

**LEASE**

The current lease is for a term of 5 years from 1<sup>st</sup> September 2007 at a passing rent of £20,832 per annum exclusive of VAT, rates and service charge.

**RATES**

According to the Valuation Office Agency website the rateable value is £21,250. Based on the current rate in the pound of 43.3p rates payable will be approximately £9,201.25. Prospective tenants should make their own enquiries in this regard.

**SERVICE CHARGE**

Upon application.

**VIEWING**

Strictly by appoint through sole letting agents:-

Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ  
Tel:- 0191 230 2777  
Fax:- 0191 232 7374

Mr C Pearson  
Mobile:-0783 432 8678  
Email:-chris@gavinblack.co.uk

Mr G Black  
Mobile: 07712 868 655  
Email: gavin@gavinblack.co.uk



**Disclaimer:**

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.