

# OFFICE SPACE TO LET

2<sup>nd</sup> Floor, Ridley House, Henry Street, Regent Centre, Gosforth, NE3 1DQ

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

- Office accommodation to let
- Total size of 321.21m<sup>2</sup> (3,457ft<sup>2</sup>)
- Popular business location
- EPC Rating C65
- Car parking available
- Available immediately

**Rental of £10.00 per ft<sup>2</sup>**

**LOCATION**

The subject premise is located within Ridley House on Henry Street, Gosforth. Henry Street links with Great North Road which is a main road through Gosforth, leading to the High Street and providing direct access to A1(M). Gosforth High Street is 0.3 miles to the south and is a popular business, retail and leisure destination.

Ridley House is 0.3 miles from Regent Centre Metro Station, 0.7 miles from South Gosforth Metro Station and there are local bus routes on Great North Road, making it easily accessible.

The property is situated within a mixed-use location with surrounding occupiers including Tait Walker Chartered Accountants, IAM Sold Ltd, Alpha Male Grooming, Eldon Bureau and Regent Point. There are also a number of local housing estates within close proximity.

**DESCRIPTION**

The subject premises comprises predominantly open-plan second floor office accommodation along with private meeting rooms and training suites.

Access to the premises is by way of a communal entrance providing secure pin entry lift system to all floors, along with front and rear staircases. Internally the premises provides a traditional office fit-out and benefits from uPVC framed double glazed windows throughout, suspended ceiling, recessed CAT II lighting, air conditioning, gas central heating by way of radiators, perimeter trunking, carpet overlay flooring as well as dedicated kitchen and W/C facilities.

**ACCOMMODATION**

2<sup>nd</sup> Floor                      321.21m<sup>2</sup>                      3,457ft<sup>2</sup>

**RATING ASSESSMENT**

We have been unable to obtain a current Rateable Value for this property, interested parties should confirm the current position with the Local Authority.

**EPC RATING**

C65

**TERMS**

The subject property is available by way of a new lease with terms to be agreed at a rental of £10.00 per ft<sup>2</sup>.

**VAT**

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

**LEGAL COSTS**

Each party is to bear their own legal costs involved in the transaction.

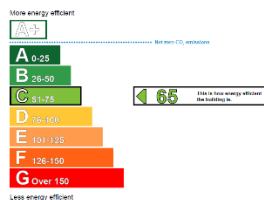
**MONEY LAUNDERING REGULATIONS**

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**VIEWING**

For general enquiries and viewing arrangements please contact Jamie Wales at Bradley Hall.

**Tel:** 0191 232 8080  
**Email:** [jamie.wales@bradleyhall.co.uk](mailto:jamie.wales@bradleyhall.co.uk)

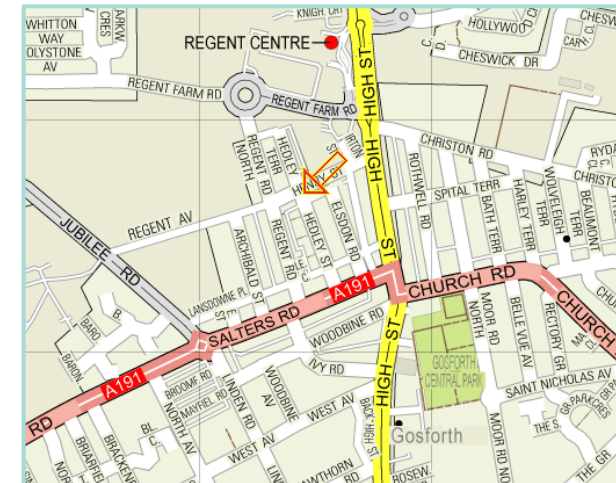


**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458  
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 400 ft away



0.3 miles from Regent Centre Metro Station  
 0.7 miles from South Gosforth Metro Station



0.1 miles from Great North Road  
 2 miles from A1 (M)



5.4 miles from Newcastle International Airport

