



**BNP PARIBAS
REAL ESTATE**

Real Estate
for a changing
world

DobsonHouse
FLEXIBLE OFFICE SPACE
omnia
offices

THE
GRAINGER
SUITE

DOBSON HOUSE

TO LET: SERVICED OFFICE ACCOMMODATION

Gosforth, The Grainger Suite, Regent Centre, NE3 3PF

SUITES RANGING : 1 TO 32 PERSONS (100 sq. ft.) to (1,600 sq. ft.)

DESCRIPTION

Dobson House provides a five storey building with adjacent car parking within the Regent Centre. The building provides open plan floor plates with temporary partitioning. A central core provides two, 13-person lifts with male and female toilets on each floor.

The subject accommodation benefits from the following specification:

- Perimeter central heating
- Perimeter trunking
- Suspended ceiling
- LED lighting
- Secure access control
- Meeting rooms for hire
- Car parking included with lease (1 space per 500 sq. ft.)



The Grainger Suite benefits from on-site amenities including; a gym and **Ardens Kitchen Café and Bistro** offering wide range of food and drink options to tenants.

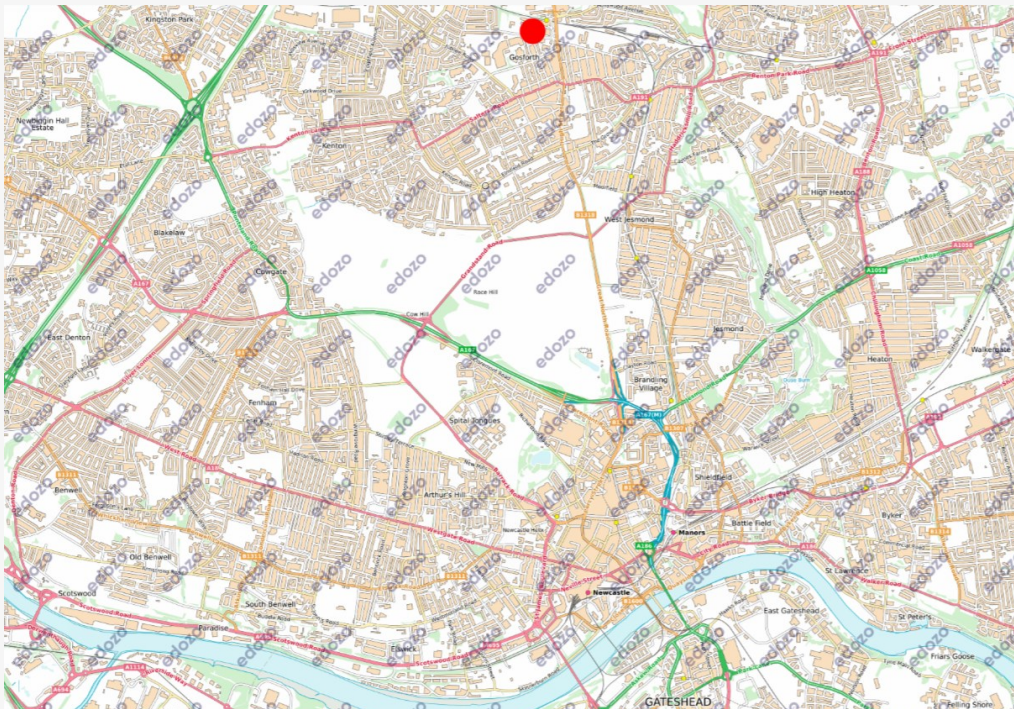


LOCATION

Located in Gosforth, just over two miles from Newcastle city centre, the Regent Centre benefits from an excellent working environment. There are 1,000 car parking spaces, and easy access from the Great North Road that has quick access to the A1 Western bypass and, via the new Seaton Burn interchange between the A1 and A19, excellent access to the dualled Tyne Tunnel.

These excellent road links complement the Metro rapid transit system that has a main station within Regent Centre's transport hub. Newcastle Airport is some 15 minutes, while The Metro gives access throughout Tyne and Wear via the principal interchange at Newcastle's Central railway station.

*Map showing location highlighted in red**



LOCATION

1 – Dobson House – Home to The Grainger Suite Serviced Office Accommodation, and Ardens Kitchen Café.

2 – Regent Centre Metro station – Main transport hub servicing Gosforth and surrounds.

Estimated annual footfall for 2023/2024 – 1,287,910

3 – Regent Centre Multi-Storey Car Park – 183 space car park with short and long stay availability. Annual passes available for £196 (As of November 12th 2024.)

4 – Eldon View Apartment Complex - High density apartment complex with a wide range of occupiers including but not limited to young professionals.

*Map showing 1. Dobson House in local context**



INTERNAL PHOTOGRAPHY



RENT

Suites available starting £27.00 per sq. ft. + VAT (£1,350 per desk per annum)

VAT

All figures within these terms are exclusive of VAT where chargeable.

LEGAL COSTS

Each party is responsible for their own legal costs incurred within this transaction.

CONTACT DETAILS AND FURTHER INFORMATION

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BUSINESS RATES

We encourage interested party's to make their own Business Rates enquiries.

SERVICES

The property is connected to main services.

EPC

The subject property has an Energy Performance Certificate (EPC) rating of 80 :D

Subject to Contract November 2024

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