

TO LET : HIGH-FOOTFALL RETAIL OPPORTUNITY

EXISTING GYM CONFIGURATION

Eldon House East, Gosforth, Newcastle upon Tyne, NE3 3PW

339 sq. m. (3,644 sq. ft.) to 409 sq. m. (4,398 sq. ft.)



Leisure / Retail opportunity

Suitable for variety of uses

(subject to consent)

RENT FROM : £45,550 pax

Retail Unit - Regent Centre Business Park

-Established business/trading location

-Footfall opportunities and roadside visibility

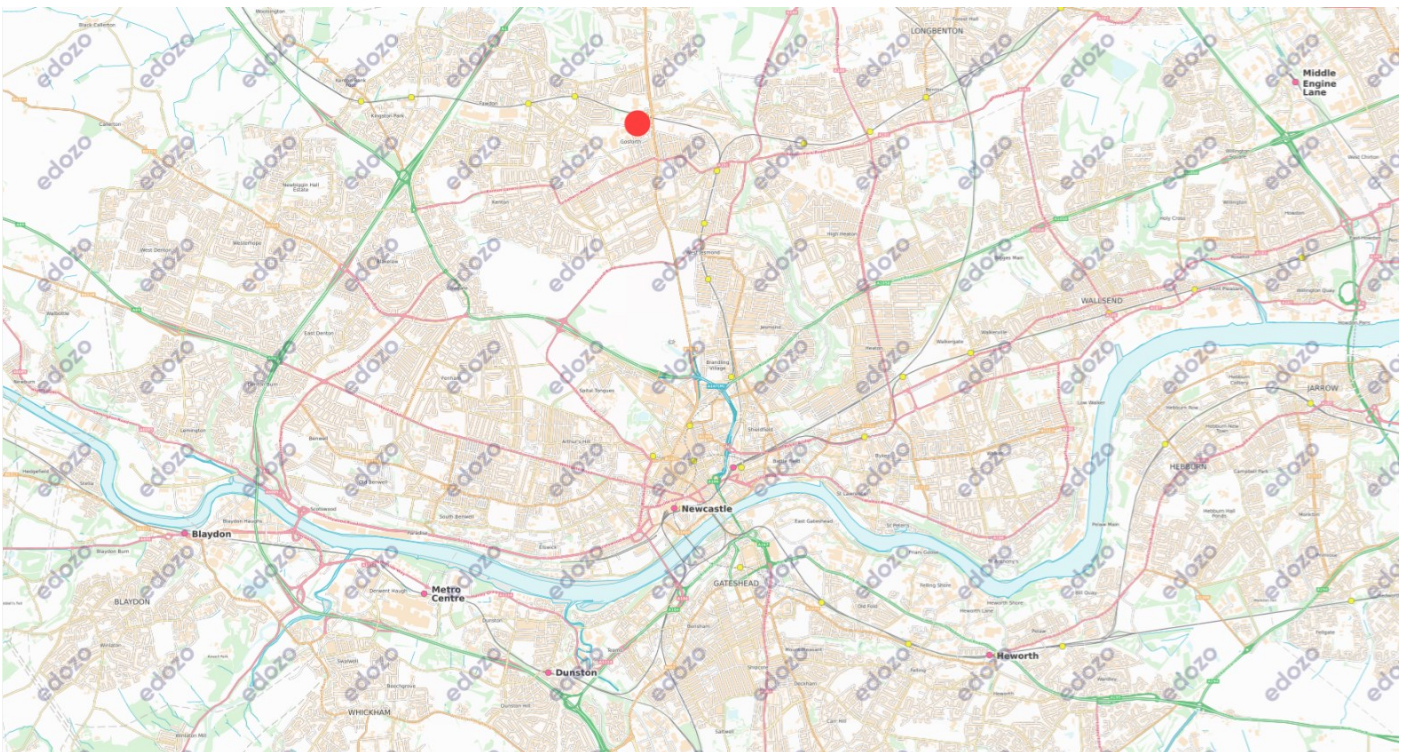
-Secure car park and access to public transport

LOCATION

The property is located within Regent Centre business park in Gosforth, Newcastle Upon Tyne. The business park is home to a variety of companies, including banking group Virgin Money whose Head Office is located adjacent. The unit is situated in between Dobson and Arden House, highly popular multi-occupied offices.

Regent Centre is easily accessible via the Great North Road, with Newcastle city Centre just a 10-minute drive from the subject property. The site also benefits from access to the A1 Western bypass and the Seaton Burn interchange between the A1 and A19.

Subject property highlighted in red



Destination	Drive distance	Drive time
Newcastle city Centre	(3-miles)	(10-minutes)
North Tyneside	(4-miles)	(12-minutes)
Newcastle International Airport	(6-miles)	(13-minutes)
Sunderland	(17-miles)	(35-minutes)

PUBLIC TRANSPORT

Regent Centre is serviced by Nexus Tyne and Wear rail, with regular services to Newcastle International Airport, Newcastle city Centre, North Tyneside, Sunderland and South Hylton.

Frequent Aviva and Quaycity busses servicing but not limited to; Great Park, Morpeth, Ashington, Blyth and Newcastle city centre.

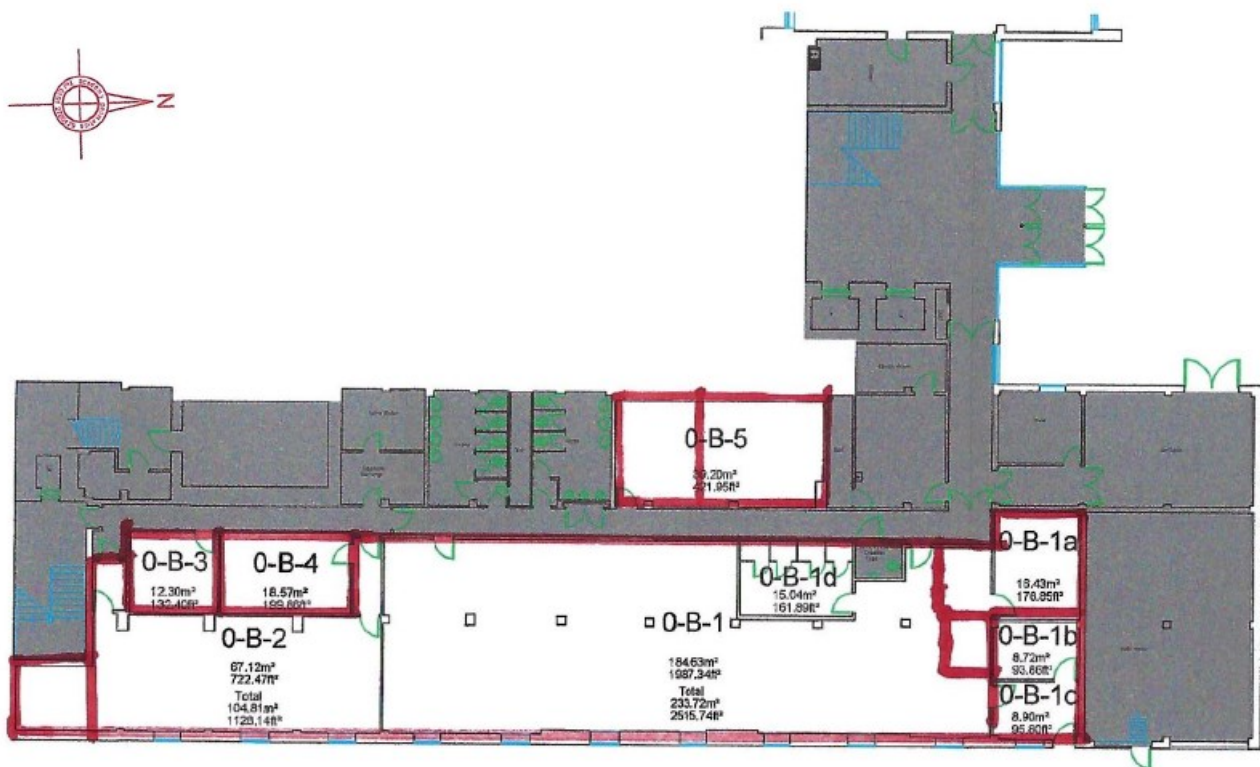
DESCRIPTION

The property is currently configured as a specialist gym facility. The main entrance fronts onto the dedicated unit car park. Several smaller rooms within the suite offer options for focused sessions, treatments, or office use. Recently refurbished WCs are included, and the space is practical and adaptable for a range of retail or leisure uses.

The subject property benefits from the following specification;

- Good window frontage for visibility and natural light.
- Open-plan accommodation - Suitable for a variety of businesses.
- Dedicated car park.
- Traditional shape for retail/leisure fit-out.

Current Layout



ACCOMMODATION

The property offers the following Net Internal Areas:

Accommodation	Sq. m	(Sq. ft.)
0-B-3	12	(132)
0-B-4	19	(200)
0-B-5	39	(422)
Main floor	339	(3,644)
Total	409	(4,398)

INTERNAL PHOTOGRAPHY

Current configuration



INTERNAL PHOTOGRAPHY

Current configuration



EXTERNAL PHOTOGRAPHY

Front elevation



Secure car park



EPC

The property has a current Energy Performance Rating of A - 22.

SERVICES

The property will be connected to all main services.

TERMS

The unit is available to rent from £45,550 (£12.50 per sq. ft.) per annum exclusive of VAT.

SERVICE CHARGE

An estate service charge £17,990 (£4.09 per sq. ft.) will be recoverable from the occupier for upkeep and maintenance of the estate.

VAT

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

RATEABLE VALUE

The VOA has listed the current Rateable Value : £24,750 (1 April 2023 to present)

Estimated annual rates payable: £13,500.

LEGAL COSTS

The Tenant is responsible for both parties legal costs incurred within this transaction.

CONTACT DETAILS FOR VIEWING AND MORE INFORMATION

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Subject to Contract June 2025