

RIDLEY HOUSE OFFICES

2nd Floor, Ridley House, Regent Centre, Henry Street, Gosforth, Newcastle Upon Tyne, NE3 3LS

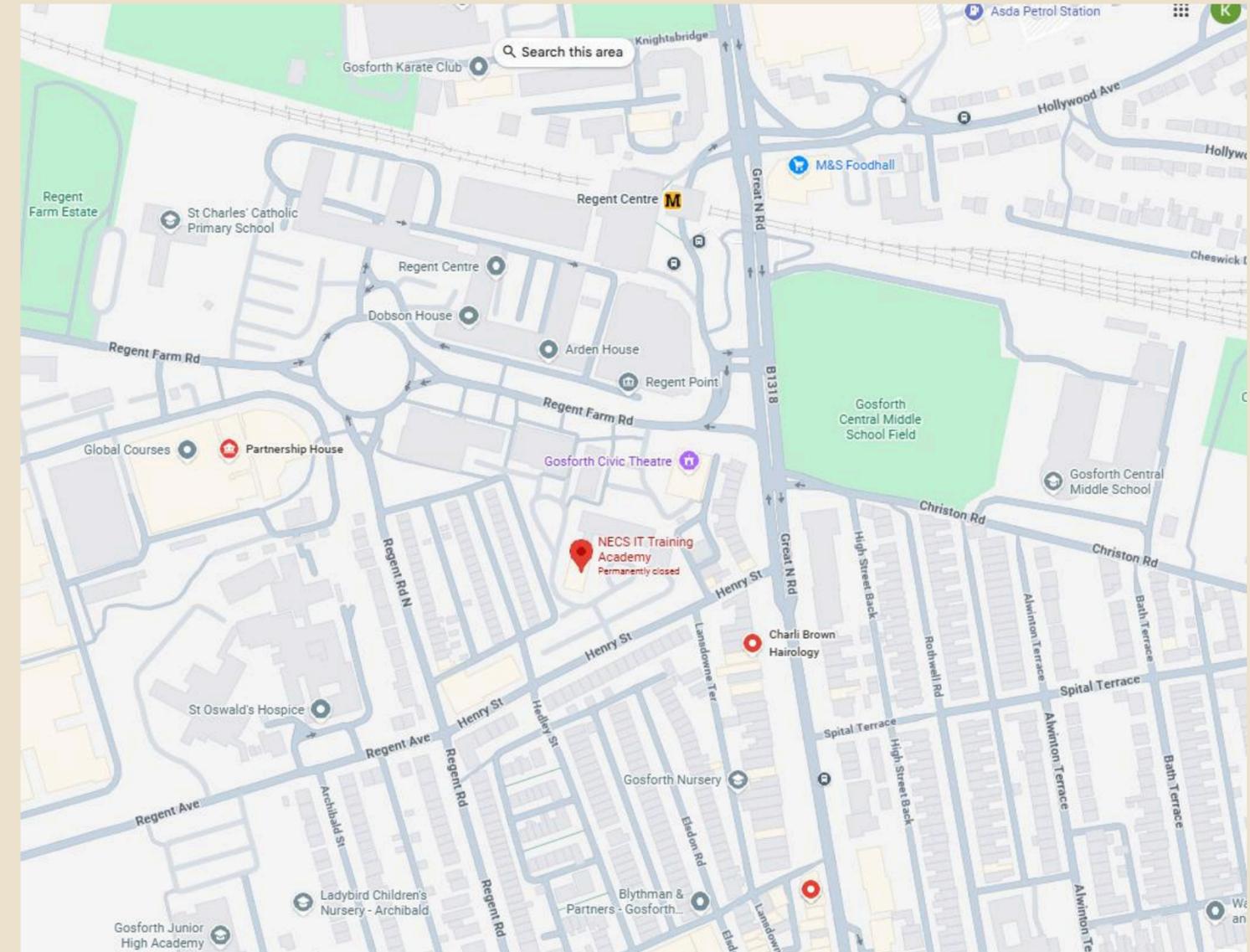
TO LET



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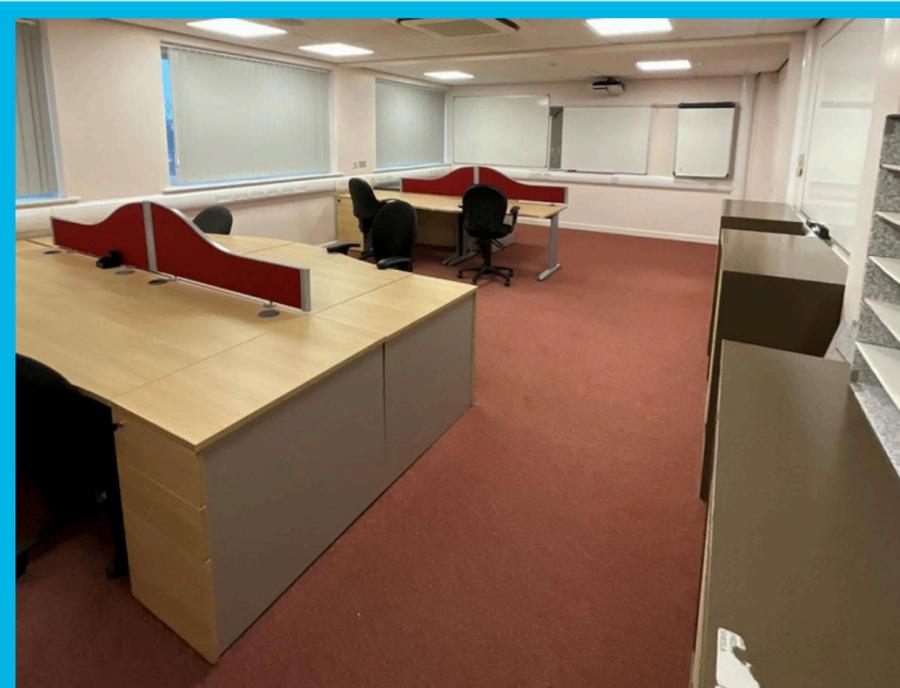
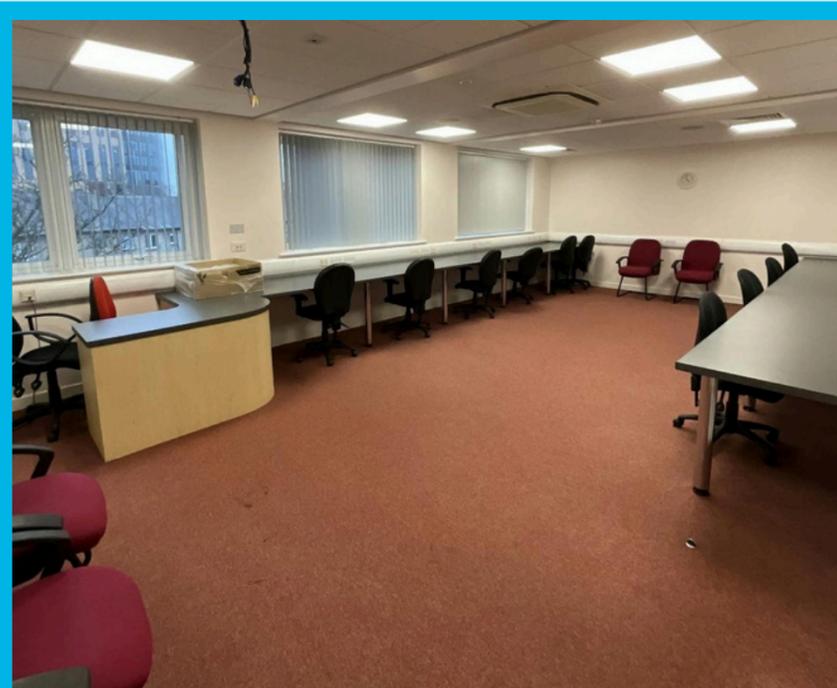
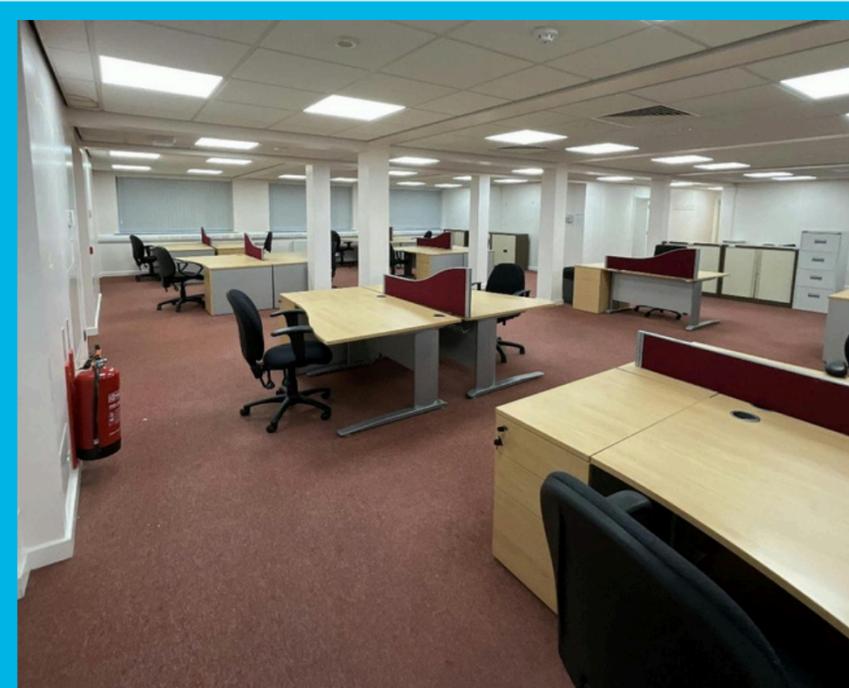
Grade A office accommodation available in a desirable central Gosforth location

- Fully self-contained accommodation
- Suitable for medical, clinical, office or professional uses
- Secure coded and lift access
- Onsite car parking
- Strong connectivity Via A189 with links to the A1 North/South
- Located in a recognised medical and professional setting
- High-quality second-floor accommodation part furnished
- Excellent motorway access
- <https://w3w.co/shave.tu.bes.later>



TO LET

Use Class (E)



PROPERTY OVERVIEW

DESCRIPTION

High-quality second-floor office accommodation is available at Ridley House, providing a well-presented and self-contained suite suitable for office, professional or medical occupiers. The accommodation is predominantly open plan, incorporating a mix of large meeting rooms and smaller private offices. The suite benefits from a secure coded lift access, dedicated male and female WC facilities and a large kitchenette. Internally, the offices are part furnished incorporating suspended ceilings with recessed lighting, air conditioning, gas central heating, perimeter trunking and carpeted flooring. Externally, the property benefits from a large shared car park serving Ridley House and the wider Regent Centre providing convenient parking for staff and visitors.

LOCATION

Ridley House is located on Henry Street within the established Regent Centre in Gosforth, approximately 3 miles north of Newcastle Upon Tyne city centre. Gosforth is a popular and well-regarded suburban business location offering a strong mix of office, medical and professional occupiers alongside a wide range of local amenities. The property benefits from excellent transport connectivity, with close proximity to the A1 and A189 road networks and direct access to Gosforth Metro Station, providing regular services to Newcastle city centre, the wider Tyne and Wear region and Newcastle International Airport.

SUMMARY

Available Size	321.25 sq m/ 3,457.93 sq ft
Rent	£41,484 per annum Plus Service Charges
Business Rates	Upon Enquiry
Total Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	Car Parking Available
EPC Rating	C

ACCOMMODATION

The accommodation comprises the following areas

Name	sq ft	sq m	Availability
Second Floor	3,457.93	321.25	Available
Total	3,457.93	321.25	





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Viewing & Further Information



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