

# Office Suites To Let

12-13 Lansdowne Terrace, Gosforth, Newcastle upon Tyne, NE3 1HN

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

- Office space to let
- Suites from 151ft<sup>2</sup> to 318ft<sup>2</sup>
- Furnished suites available

- EPC Rating D84
- Flexible lease terms
- Car parking facilities

**Rent from £3,775 per annum**



## LOCATION

The subject property is located on Lansdowne Terrace in Gosforth. Lansdowne Terrace joins Gosforth's main High Street and is a popular retail, leisure and business location with local and national occupiers including O'Neill Richmonds Law Firm, Pizza Hut, HSBC and The Bake One.

Gosforth is located approximately 2.5 miles to the north of Newcastle upon Tyne city centre, 1.7 miles north west of Jesmond and 2.3 miles west of Benton. The property is prominently located, with easy access to Great North Road, which in turn provides access to the A1 (M), approximately 1.9 miles to the north. The A167 (M) is 2 miles to the south which provides access to Newcastle upon Tyne city centre and the A1058 (Coast Road), providing access to the coast, A19 and Tyne Tunnel.

The property also benefits from being within close proximity of bus routes and the nearest Metro Station is South Gosforth, 0.7 miles away.

## DESCRIPTION

The subject property comprises two combined buildings providing office accommodation within a three storey, mid terrace property. Externally property is well presented and of traditional construction.

Internally, the property benefits from a dedicated entrance which has front and rear access. The available accommodation is on the ground and second floor and provides various suites which are finished to a good standard and have communal WC and kitchen facilities.

The office suites include:

- Office furniture (Either 6 person board table with chairs or 4 work stations and chairs)
- 24/7 access with dedicated keys
- Broadband and building Wifi, subject to a fair use agreement
- Twice weekly cleaning
- Proportionate use of formal board room (prior booking is based on a first come first served basis)
- Use of informal lounge area and reception
- Use of communal kitchen, toilets and shower room
- Use of tea and coffee facilities in reception area

Car parking facilities may be available at an additional cost.

## RATING ASSESSMENT

We understand the business rates are not payable, however interested parties should confirm the current position with the Local Authority.

## EPC RATING

D84



## ACCOMMODATION

Suite	Size (m <sup>2</sup> )	Size (ft <sup>2</sup> )	Rent – per annum
Suite 1	13.9	151	£3,775
Suite 2	14.7	160	£4,000
Suite 3	17.1	186	£4,650
Suites 6 & 7	29.2	318	£6,350

## TERMS

The office suites are available by way of 12 month license agreements inclusive of rent, service charge, building insurance, utilities and broadband as well as use of the kitchen, shower room, board room and informal lounge subject to fair use policy.

## 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 Bradley Hall.

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

- 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.
- 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.
- 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.
- 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. 6140702  
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located less than 0.1 mile away



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



1.8 miles from A1(M)  
 1.9 miles from A167(M)



5.5 miles from Newcastle International Airport

