

To Let



Suite 5, Bulman House

Gosforth, Regent Centre, Newcastle upon Tyne NE3 3LS

 **naylors**

To Let

Second Floor Office Suite

2,316 Sq. Ft (215.18 Sq M)

- Great location within Gosforth
- Excellent public transport links
- New lease available
- 6 dedicated car parking spaces



Location

The available suite is situated within Bulman House, prominently located just off Gosforth High Street and within easy walking distance of The Regent Centre. The property benefits from exceptional connectivity, with the nearby Metro station and bus interchange providing direct access to Newcastle city centre, Newcastle Central Station and Newcastle International Airport.

Bulman House occupies a well-established position and the surrounding area offers an excellent mix of office, residential, retail and leisure amenities, creating a vibrant and convenient environment for occupiers and their staff.

Description

The accommodation comprises a high-quality second-floor office suite within a modern four-storey office building. The suite is accessed via a shared reception foyer, with lift access to all floors and well-maintained communal WC facilities.

The office provides predominantly open-plan accommodation, complemented by two private meeting rooms and a dedicated kitchen. Finished to a great specification throughout, the suite benefits from air conditioning, delivering a bright, comfortable and efficient working environment.

Accommodation

We estimate that the net internal area for the property is as follows:

Second Floor	2,316 sq. ft.	(215.18 m²)
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Rent and Terms

The quoting rent is £25,000 per annum.

The property is available by way of a new full repairing and insuring (FRI) lease.

Service Charge

Available upon request.

Building Insurance

There will be a proportion of building insurance payable. More information to be provided on request.

EPC

The property has an EPC rating of C71.

Rateable Value

Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



