

Your partners in property



# Arden House, Regent Centre, Gosforth, Newcastle

5<sup>th</sup> Floor office suite fitted with meeting rooms and kitchen facilities  
635.17 sqm (6,837 sq.ft)



# The Regent Centre



## Location

Regent Centre is a well-established and highly regarded business location, situated just two miles north of Newcastle City Centre in the sought-after suburb of Gosforth.

The on-site Bus and Metro Interchange offers outstanding public transport links, including direct routes to both the city centre and Newcastle International Airport—making commuting seamless for staff and visitors alike.

Arden's Café, located on the ground floor of Arden House, provides a wide-ranging food and drink menu in a welcoming setting. M&S Food and Asda are just a two-minute walk away, offering excellent retail options close to the office.



Arden's Café

# 5<sup>th</sup> Floor, Arden House



## Specification

The available suite is located on the 5<sup>th</sup> floor of Arden House, benefiting from several fitted meeting rooms, private offices and a large kitchen facility.



Meeting Rooms



Kitchen



Partitioning



Cabling



LED lighting

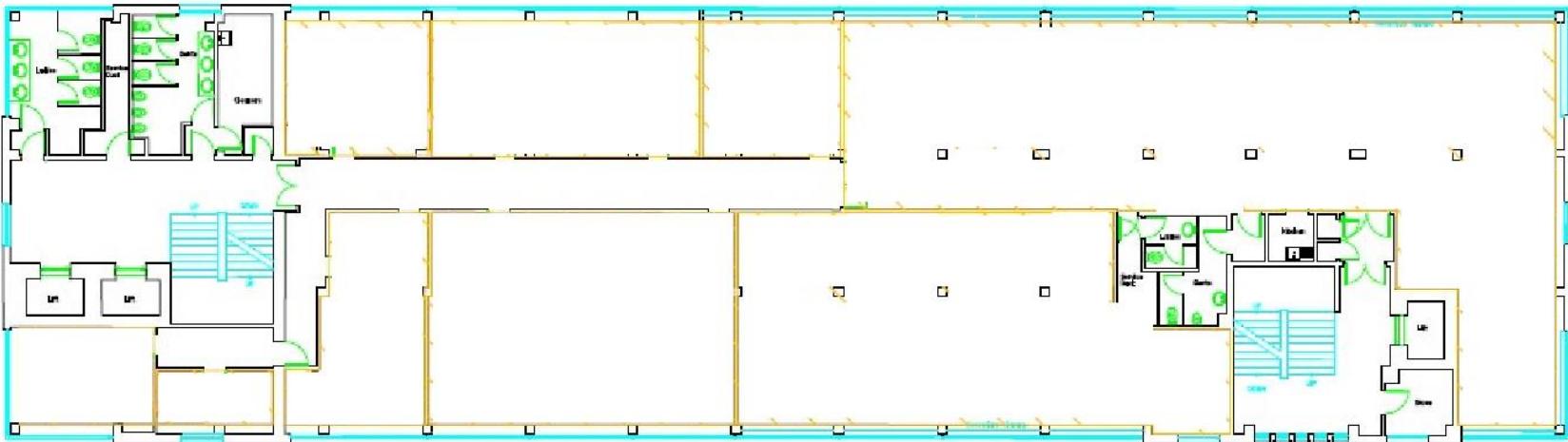


On site café

## Parking

Regent Centre benefits from plentiful parking facilities, including demised bays and short-stay visitor spaces located directly outside Arden House.

# 5<sup>th</sup> Floor, Arden House



## Rent

£12.50 per sq.ft per annum (exclusive of VAT)

## Service Charge

A service charge is payable in relation to the repair and maintenance of the common areas. The current service charge is 3.32 per sq.ft per annum (exclusive of VAT)

## EPC

The suite has an EPC rating of C-74

## VAT

All figures are quoted exclusive of Value Added Tax (VAT)

## Viewings

By prior appointment via sole agents Knight Frank.

## Due Diligence

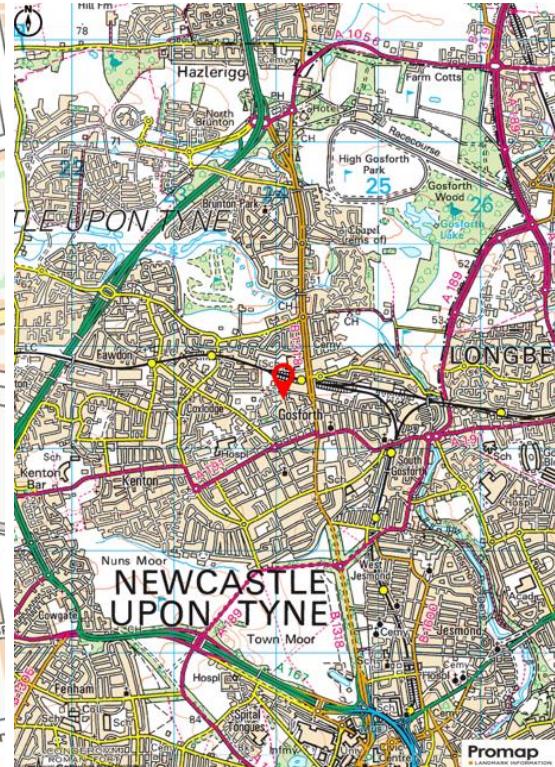
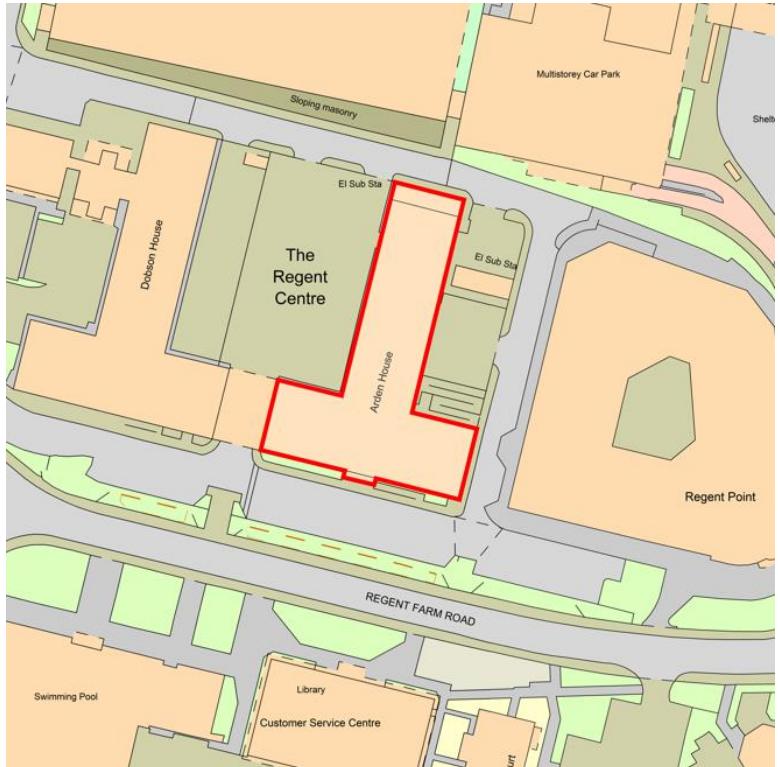
In accordance with the UK Government's 5th Anti-Money Laundering Directive, counterparty due diligence will be required on the purchasing individual/company including proof of identity for any beneficial owners.

## Floor Area

FLOOR	SQ FT	SQ M
5 <sup>th</sup> Floor	6,837	635.17

(Net Internal Area NIA)

# Arden House – Location Plans



# Leasing Contact

Sole Agents :



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Particulars dated October 2024. Photographs dated July 2025.

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