



Ridley House, Henry Street, Gosforth, NE3 3LS

Grade A office accommodation available in a desirable central Gosforth location

- Fully self-contained accommodation
- Secure coded and lift access
- Strong connectivity Via A189 with links to the A1 North/South
- High-quality second floor accommodation part-furnished
- Suitable for medical, clinical, office or professional uses
- On-site car parking
- Located in a recognised medical and professional setting
- Excellent motorway access

Summary

Available Size	3,457.93 sq ft
Rent	£41,484 per annum
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Car Parking	On-site parking available
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C

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.

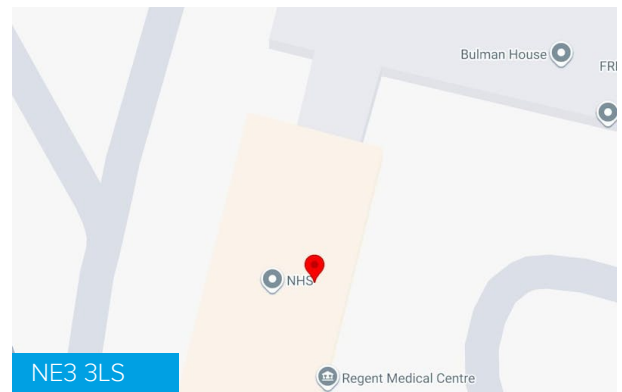
Location

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 wider 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Second Floor	3,457.93	321.25	Available
Total	3,457.93	321.25	



Viewing & Further Information

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RIDLEY HOUSE OFFICES

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

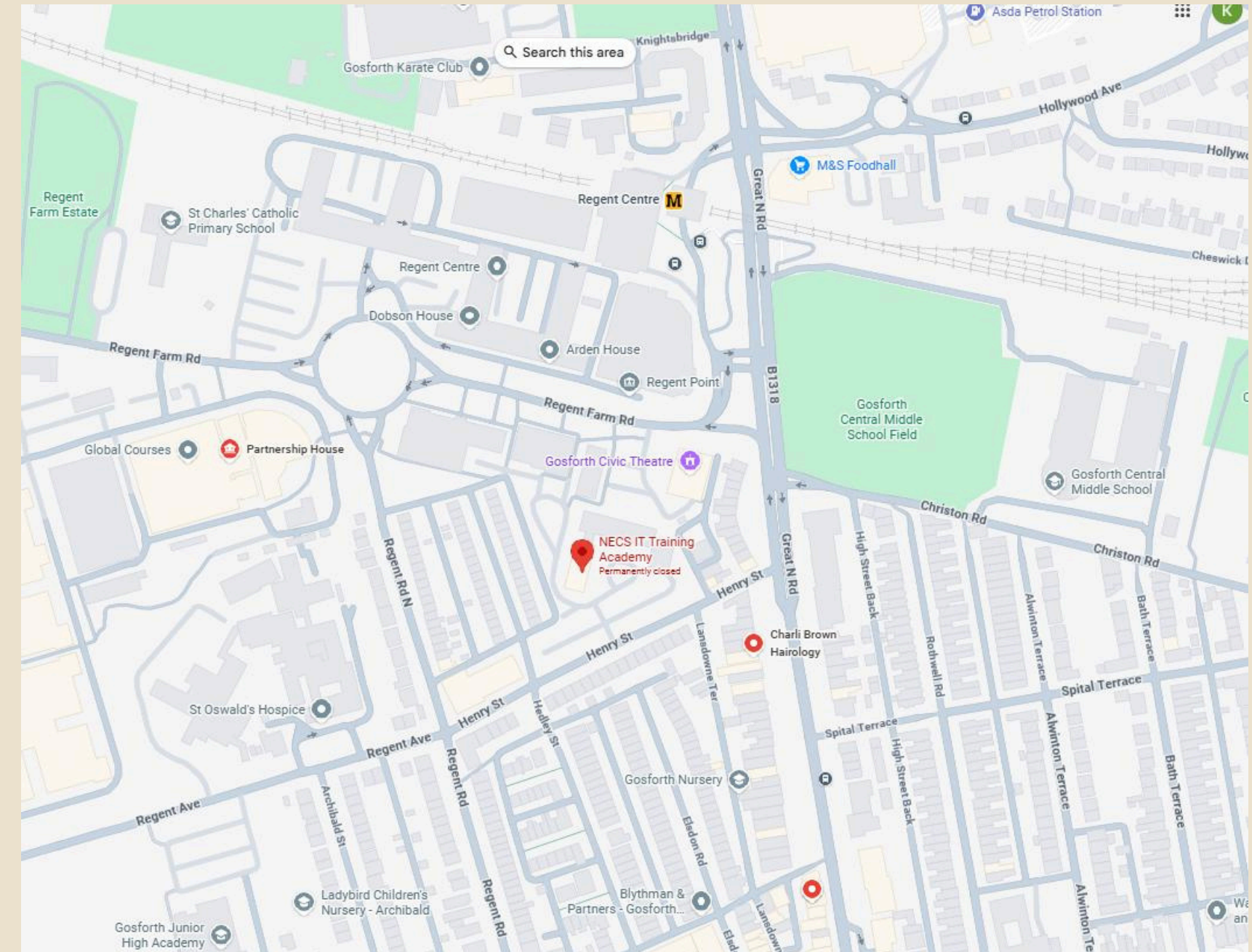
TO LET



YOUR PROPERTY PARTNER OF CHOICE

Grade A office accommodation available in a desirable central Gosforth location

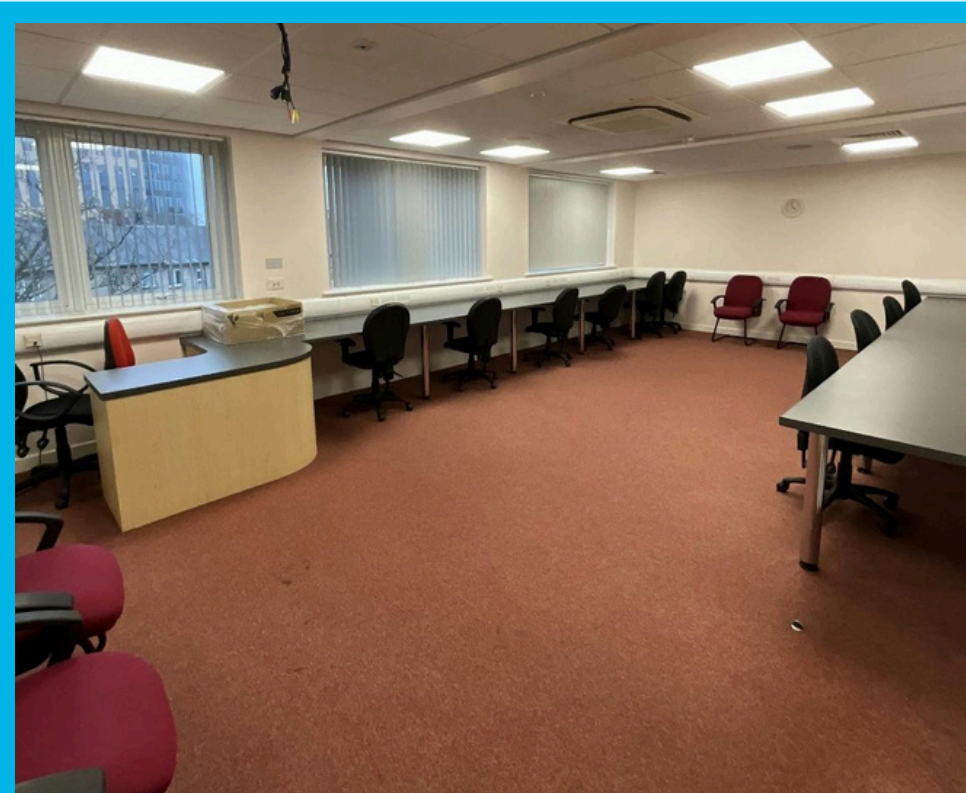
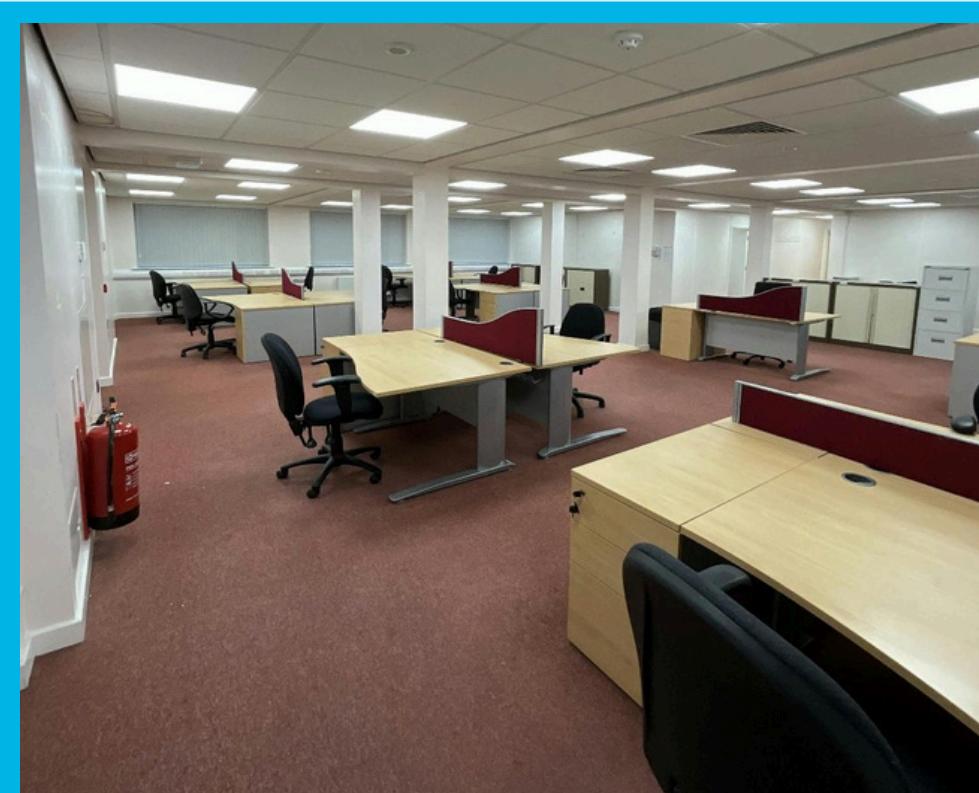
- Fully self-contained accommodation
- Suitable for medical, clinical, office or professional uses
- Secure coded and lift access
- Onsite car parking
- Strong connectivity Via A189 with links to the A1 North/South
- Located in a recognised medical and professional setting
- High-quality second-floor 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

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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	





RIDLEY HOUSE OFFICES

Viewing & Further Information



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Energy performance certificate (EPC)

SUITE 5, SECOND FLOOR WEST Bulman House, Regent Centre Gosforth NEWCASTLE UPON TYNE NE3 3LS	Energy rating C	Valid until: 20 May 2031
		Certificate number: 6202-0708-4742-7147-2556

Property type

B1 Offices and Workshop businesses

Total floor area

217 square metres

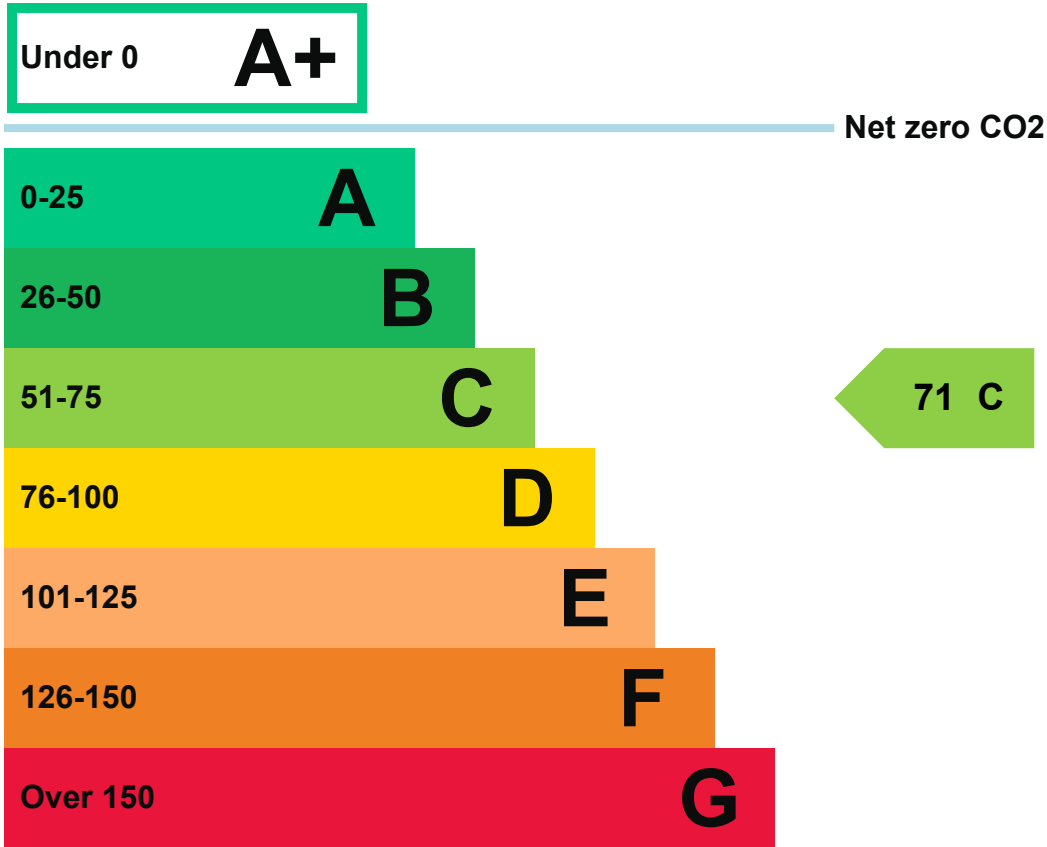
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

70 C

Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	49.3
Primary energy use (kWh/m² per year)	292

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4615-3489-1759-5783-9817\)](/energy-certificate/4615-3489-1759-5783-9817).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Matthew Ternent
Telephone	01912697890
Email	lisan@johnsontucker.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021753
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Johnson Tucker
Employer address	The Boathouse, Newburn, Newcastle upon Tyne, NE15 8NL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 May 2021
Date of certificate	21 May 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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