

COMMERCIAL



15 Walker Terrace, Gateshead, Tyne & Wear NE8 1EB

- Ground floor & basement office unit
- Floor area circa 94.75 sq. m. (1,019 sq. ft.)
- Attractive Grade II listed, mid-19th century building
- Next to Gateshead Interchange with excellent Metro, bus, & road connections
- Flexible office accommodation with period features
- New flexible lease terms available
- Eligible for small business rate relief or zero rates
- Suitable for a variety of uses STPP

Rent £6,000 per annum

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Location

The property is prominently located at 15 Walker Terrace, in the heart of Gateshead town centre. The office benefits from excellent transport links, being only a short walk from Gateshead Interchange, which provides access to the Tyne & Wear Metro system, regional bus services, and connections to Newcastle upon Tyne.

Walker Terrace is situated just off High Street, offering convenient access to a wide range of local amenities, including shops, cafés, banks, and restaurants. The location also provides quick road access via the A184 and A167 to the wider road network, including the A1(M), making it an ideal base for businesses serving both Gateshead and the wider North East region.

Newcastle city centre lies just across the River Tyne, less than a mile away, accessible on foot via the Tyne Bridge or by Metro in a matter of minutes. The area has seen significant investment and development in recent years, further enhancing its reputation as a thriving business location.

The Premises

We are pleased to bring to the market this ground floor and basement office space within an end-terrace, two-storey building, forming part of a distinguished mid-19th century Grade II listed terrace. Constructed of attractive local pink brick with stone dressings and a traditional Welsh slate roof, the property retains a wealth of original period features, including sash windows that enhance its historic character.

The ground floor provides a welcoming communal entrance area, large open plan office with three smaller offices. The basement provides kitchen and two WC facilities.

The first floor of the building is occupied by Meikles a solicitor's firm. While the premises have most recently been occupied as offices, the property lends itself to a variety of alternative uses, subject to the necessary planning permissions and use class consents.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	84.5	909.55
Basement	10.25	110.33
Total	94.75	1,019.88

Rent

£6,000 per annum

Deposit

Deposit and advance rent will be required

Viewing

Strictly by appointment through this office

Rateable Value

The 2025 Rating List entry is Rateable Value £7,800

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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