



- Self-contained two storey office building
- Net Internal area 82 sq. m. (882 sq. ft.)
- Attractive open-plan accommodation with shower facilities
- Prime Gosforth location, just moments from Gosforth High St
- Suitable for a variety of uses (STPP)
- 100% Small Business Rates Relief (subject to occupier status)

**14A Back West Avenue,
Gosforth,
Newcastle upon Tyne NE3 4ES**

Rent: £12,000 per annum

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Location

Situated in the heart of Gosforth, 14A Back West Avenue enjoys a discreet and private setting just moments from the excellent amenities of Gosforth High Street. The area offers an outstanding range of cafés, restaurants, shops and leisure facilities, together with excellent transport links via Metro, bus and road connections to Newcastle city centre, the airport and beyond. Combining convenience, connectivity and a highly desirable residential environment, Gosforth remains one of Newcastle upon Tyne's most sought-after locations. The property is exceptionally well connected, with regular bus services and South Gosforth and Gosforth Metro stations providing direct links to Newcastle city centre, Newcastle International Airport and the wider Tyne and Wear region. The A1 and A19 road networks are also easily accessible, making commuting straightforward.

Description

A rare opportunity to lease a self-contained office building extending to approximately 82 sq m (882 sq ft), situated within the highly sought-after Gosforth area of Newcastle upon Tyne. Occupying an attractive period brick-built property, the accommodation is arranged over ground and first floors and provides a versatile working environment suitable for a range of professional occupiers, consultants, creative businesses and service-based enterprises.

The ground floor offers well-presented office accommodation with dedicated entrance, modern flooring and excellent flexibility for open-plan working, meeting room provision or private offices. The first floor benefits from a bright and spacious office suite enhanced by rooflights and feature vaulted ceilings, creating an attractive working environment with excellent levels of natural light.

The property is fitted to a good specification throughout, incorporating an electric roller shutter door, CCTV system, intruder alarm, air conditioning to the first floor accommodation and electric heating at ground floor level. Staff welfare facilities include a fitted kitchen together with WC and shower facilities.

Floor Area

82 sq. m. (882 sq. ft.)

Rent

£12,000 per annum (Paid quarterly in advance)

Deposit

The incoming tenant will be required to provide a rental deposit of £2,500, subject to contract.

Lease Terms

Leasehold – The property is available by way of a new Full Repairing and Insuring (FRI) lease on terms to be agreed. The lease documentation will be prepared by the landlord's solicitors, and the incoming tenant will be required to make a contribution of £1,500 towards the landlord's legal costs.

Insurance

The landlord will be responsible for maintaining comprehensive buildings insurance for the property. The tenant will be responsible for arranging and maintaining their own contents and business insurance cover.





Rateable Value

The 2026 Rating List entry is Rateable Value £11,000

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.

Viewing Arrangements

Strictly by appointment through this office.

EPC Rating

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Information Notice

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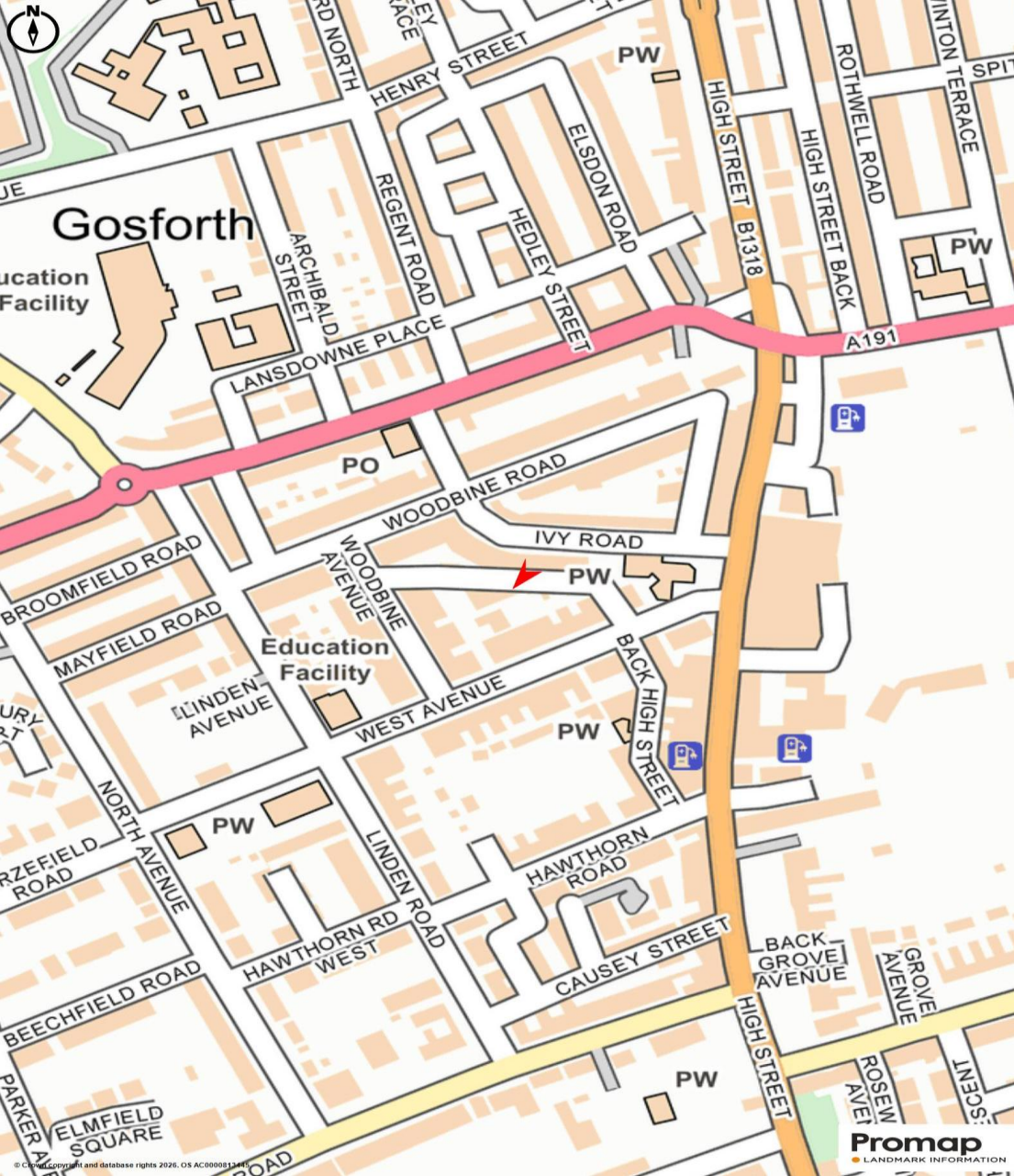
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