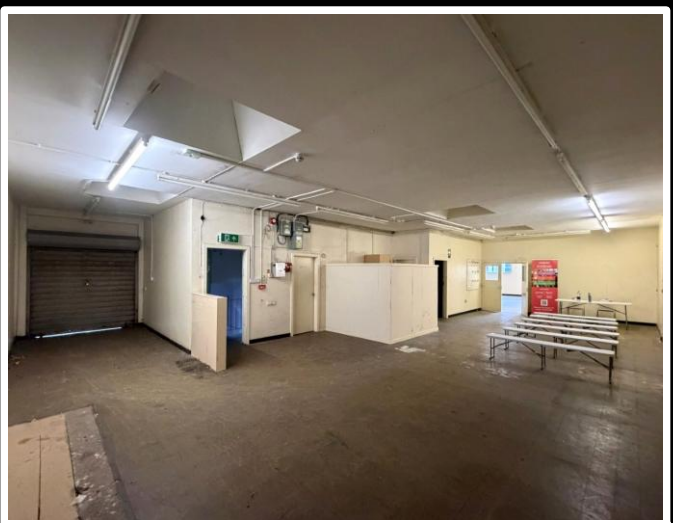
- Flexible first-floor commercial unit
- Floor area circa 225 sq. m. (2,422 sq. ft.)
- Benefits from raised loading bay and dedicated access
- Suitable for a variety of uses (STPP)
- Prominent central Gateshead location close to town centre amenities
- New lease terms available
- Gateshead Interchange and Metro Station within easy reach



First Floor,
21 Jackson Street,
Gateshead,
NE8 1EE

Rent: £10,000 per annum

RMS | Rook Matthews Sayer





Location

The site is situated to the rear of Jackson Street in a well-established mixed-use area of central Gateshead. Located close to Gateshead Town Centre, the property benefits from excellent access to a wide range of amenities, public transport links and the wider regional road network. The A184(M) and A167 provide convenient connections to Newcastle upon Tyne and surrounding areas, while Gateshead Interchange and Gateshead Metro Station are both within easy reach.

The surrounding area comprises a mixture of residential, commercial and light industrial occupiers, making the location suitable for a variety of storage, workshop or development opportunities, subject to any necessary consents. The property enjoys a convenient position approximately one mile south of Newcastle city centre and close to the iconic River Tyne waterfront.

Description

The property comprises a substantial first-floor commercial unit extending to approximately 225 sq. m. (2,422 sq. ft.). The accommodation is arranged to provide two large open-plan rooms, together with storage areas and two W.C. facilities. Access is provided from the rear of Jackson Street via a dedicated entrance leading to a stairwell serving the first-floor accommodation. The property also benefits from a raised loading bay, offering practical loading and unloading facilities and potential for a variety of operational uses.

The open-plan layout provides flexible accommodation suitable for a range of occupiers, including storage, workshop, leisure, office, training, studio, community or other commercial uses, subject to obtaining any necessary consents. The unit benefits from good levels of natural light and offers predominantly clear-span accommodation capable of being adapted to meet individual occupier requirements. Overall, the property presents a versatile opportunity within a central Gateshead location, suitable for a variety of uses.

Parking
There is no designated parking allocated to the property; however, there is on street parking nearby and within some of the side streets, subject to availability.

Floor Area
225. sq. m. (2,422 sq. ft.)

Rent
£10,000 per annum

Deposit / Upfront Requirements
The upfront requirements will be assessed on a case-by-case basis, having regard to the prospective tenant's covenant strength and overall circumstances.

Lease Terms
Leasehold - The property is available by way of a new lease on terms to be agreed.

Viewing Arrangements
Strictly by appointment through this office.

Rateable Value
The property is currently not assessed for Business Rates and will require reassessment by the Valuation Office Agency (VOA) following any letting. Interested parties should note that a new Rateable Value will need to be established, and should make their own enquiries with the VOA regarding the likely rating assessment and Business Rates liability.

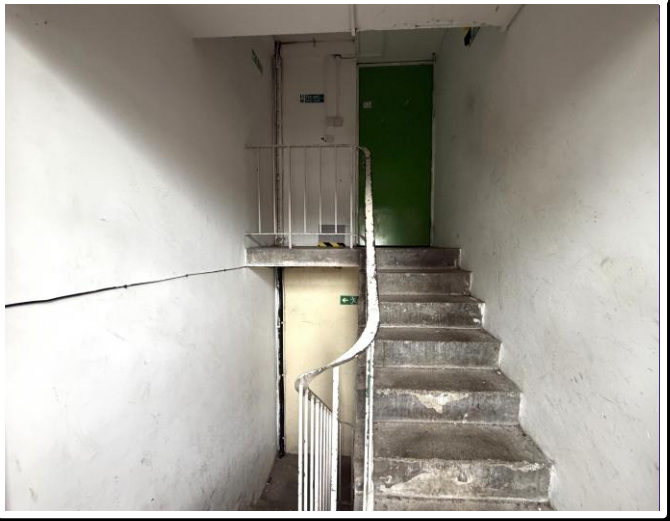




www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer





EPC Rating
D

Information 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.

Ref I568 (Version 1)
Prepared 11th November 2026



www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer