

# J E S M O N D T H R E E S I X T Y

JESMOND - NEWCASTLE UPON TYNE  
NE2 1DB



CONTEMPORARY  
GRADE A OFFICE SPACE  
AVAILABLE FROM 4,000 SQ FT

28,738 SQ FT (2,670 SQ M)  
ACROSS FOUR FLOORS WITHIN  
A MIXED USE DEVELOPMENT



## JESMOND IS...

A fashionable, leafy suburb inhabited increasingly by affluent students and young professionals, located just north of Newcastle City Centre. It's beautiful rows of terraced houses are punctuated by a wide variety of, cafés and restaurants, eclectic boutiques and a thriving business community. It also has Jesmond Dene, an area of outstanding natural beauty, right on the doorstep.

Jesmond is fast becoming one of the 'in' places to work and play.

## CULTURE

Jesmond is considered one of the most culturally vibrant and eclectic areas in Newcastle upon Tyne. A mixture of both affluent residential areas and upmarket student properties, Jesmond is hailed as one of the trendiest and prosperous places in the region.

The principle commercial streets include Clayton Road, Brentwood Avenue, Osborne Road and Acorn Road.

Brentwood Avenue and Clayton Road are a mixture of quirky boutiques and high quality cafés, restaurants and bistros.

Osborne Road is famed for its exuberant nightlife and chic bar culture. The strip of bars and restaurants include the famous 'Osbornes' bar, which has won numerous awards. Osborne Road is also home to chic bistros including Flimore & Union, a Waitrose store and the upmarket designer clothing stores 'Jules B' and Oliver Bonas.

Jesmond Dene House, a luxury 4-star boutique hotel including a critically acclaimed restaurant is located adjacent to Jesmond Dene while 'Peace & Loaf', a destination restaurant with a Michelin-starred chef is located on Jesmond Road.



**WORK  
PLACE  
OF DISTINCTION**

**SHOWER  
FACILITIES**

**CONTEMPORARY  
OFFICE  
DESIGN**

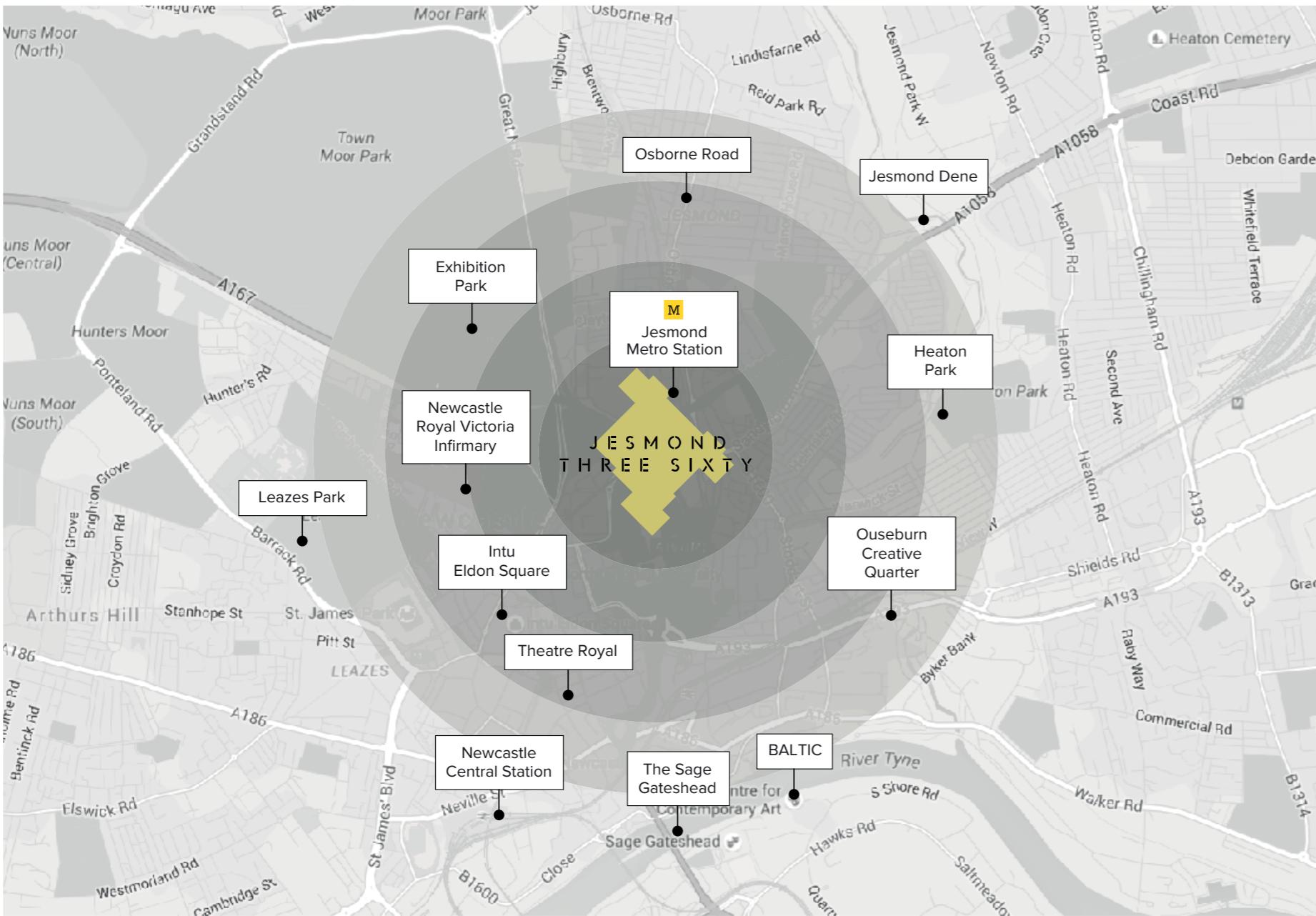




SUITES FROM  
5,000  
SQ FT

ROAD  
RAIL  
& AIR  
CONNECTED

1:500  
SQ FT  
PARKING  
PROVISION



Jesmond Metro Station	2 mins	Eldon Square	12 mins
Nearest bus route	2 mins	Osborne Road (Waitrose)	14 mins
City Centre	8 mins	Newcastle Central Station	20 mins
Northumbria University Campus	5 mins	Quayside	20 mins
Newcastle University City Centre Campus	7 mins	Newcastle International Airport	30 mins

## WELL CONNECTED

The area is efficiently serviced by the region's Metro system, Jesmond Metro Station conveniently adjoined to the scheme and West Jesmond Metro Station a short walk away to the north.

Both stations provide effortless access to Newcastle City Centre in under 10 minutes. Jesmond is also easily accessed on foot, making it a great place to visit for a day, and the wide selection of hotels and accommodation make it one of the best places to stay on the periphery of the city centre.



J E S M O N D  
T H R E E S I X T Y

## THE DEVELOPMENT

Jesmond Three Sixty is undergoing a comprehensive redevelopment, conversion and refurbishment to provide a significant mixed use scheme providing the following:

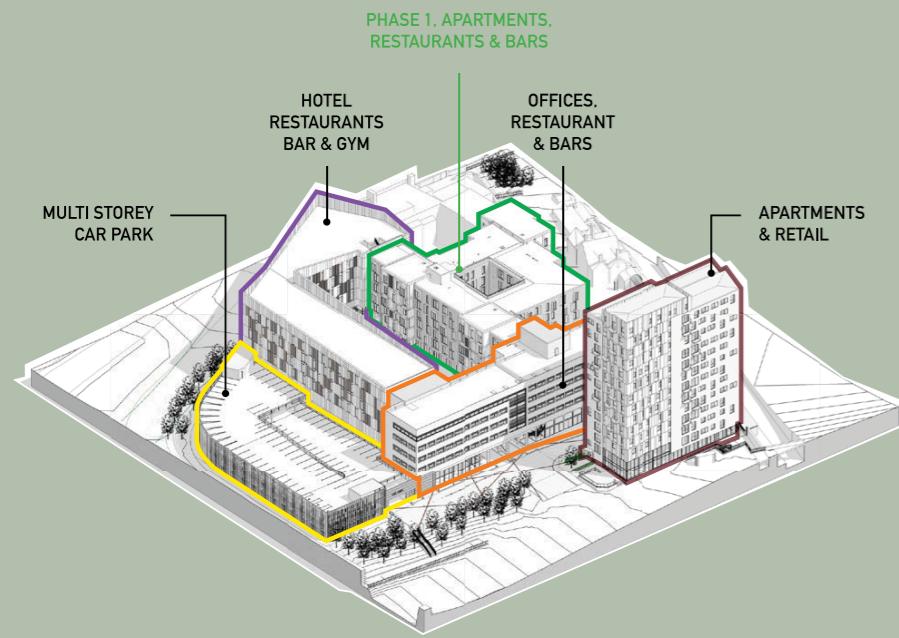
- 300 residential apartments
- High specification office space covering a total of 37,476 sq ft
- A 4/5 star hotel
- Ground floor retail space
- 8 bar and restaurant units
- Health and Fitness/D2 leisure space
- A proposed 355 space multi story car park



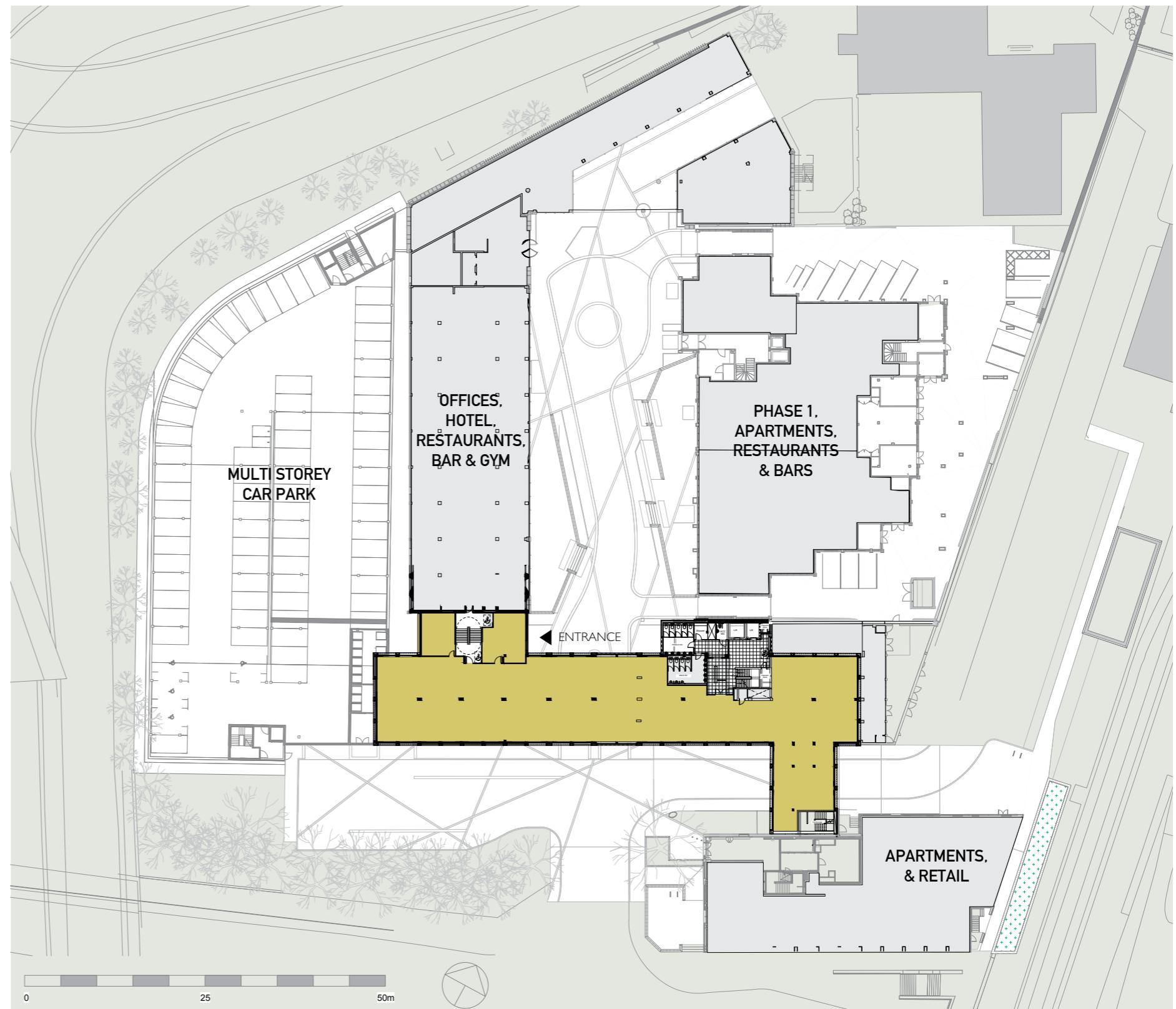
## EXISTING AMENITY

The Jesmond Three Sixty development is already a proven leisure destination in its own right. It is home to successful bar/restaurant operations 'Holy Hobo' and Jesmond's only late license bar 'As You Like It'.

Other local leisure venues forming part of the site include The Carriage, a pub that is full of character and sits within a listed building adjacent to the old Jesmond station, and Valley Junction 397, an Indian restaurant that has an excellent reputation and unique setting within a railway carriage and signal box.



J E S M O N D  
T H R E E S I X T Y





Artist impression

JESMOND  
THREE SIXTY

TWO Jesmond Three Sixty is a five storey 37,476 sq ft (3,482 sq m) Grade A office building situated around a courtyard of bars, restaurants, cafés and retail units

## SPECIFICATION

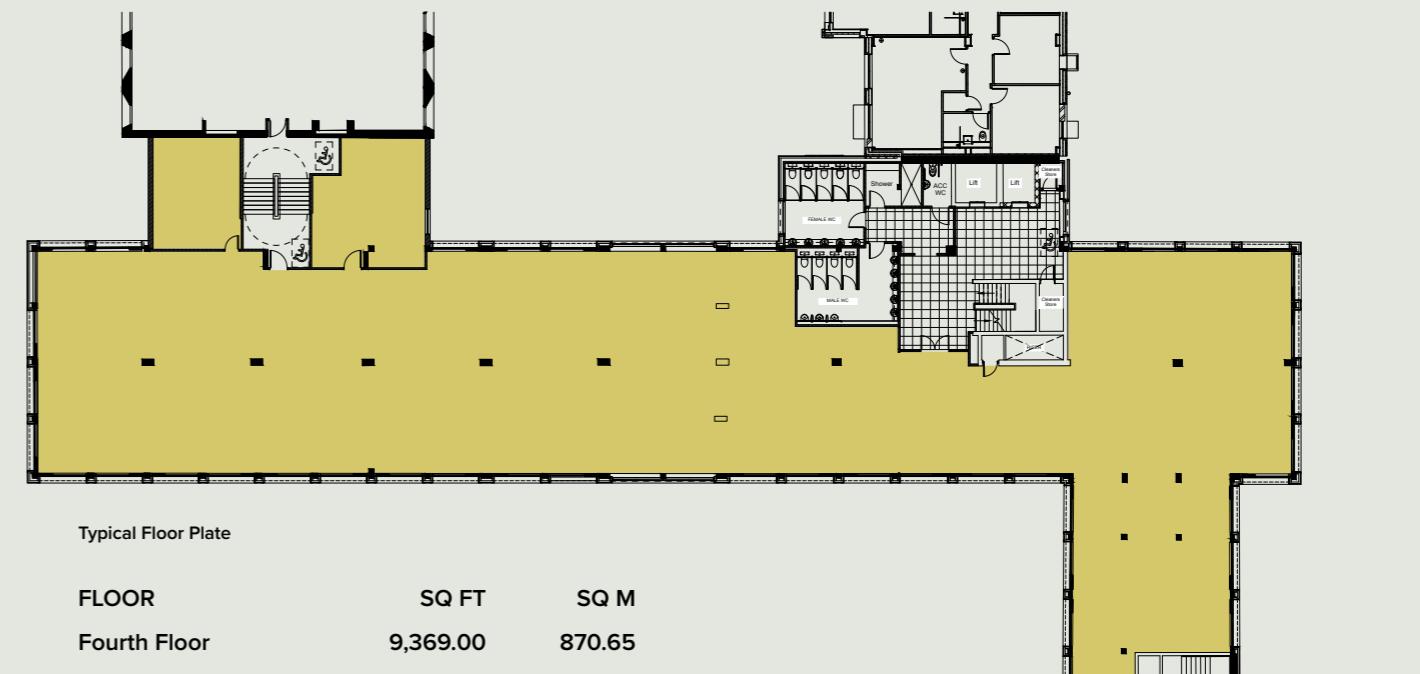
- Completely refurbished double height feature reception
- New LED suspended lighting
- Two 10 person passenger lifts
- New VRF air-conditioning units
- Contemporary fit-out incorporating exposed services
- Exposed ceilings and full access metal raised floor tiles
- Expansive floor to ceiling height
- Full refurbishment of male/female and disabled WC's
- External bicycle rack provision
- On site shower facilities
- 1:500 sq ft parking provision



J E S M O N D  
T H R E E   S I X T Y



Proposed Office Space



FLOOR	SQ FT	SQ M
Fourth Floor	9,369.00	870.65
Third Floor	9,369.00	870.65
Second Floor	5,000.00	464.50
First Floor	5,000.00	464.50
<b>TOTAL</b>	<b>28,738.00</b>	<b>2,670.00</b>

*The inspirational office space has been designed to enrich and empower occupiers. The exposed services and architectural lighting present a cutting edge product invigorating staff and clients alike.*



JESMOND  
THREE SIXTY

Artist impression

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## TERMS

New effective full repairing and insuring lease is to be granted for a term to be agreed.

## RENT

Upon application

## RATING

The premises will need to be assessed for rating purposes following their initial occupation.

## EPC

An EPC rating will be calculated upon completion of the development.

**Lambert  
Smith  
Hampton**  
0191 232 6291

**Emily Wood**  
ewood@lsh.co.uk  
**Tel: 07900 120143**

## SERVICE CHARGE

There will be a service charge in place to recover the costs of the landlord's up keep of the common areas and external structure of the building, figures available upon request.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to the joint sole agents on this basis and where silent offers will be deemed net of VAT.

## VIEWING

Strictly by appointment with the joint agents.

**Naylor  
Gavin Black**  
0191 232 7030  
naylorsgavinblack.co.uk

**Chris Pearson**  
chrsp@naylorsgavinblack.co.uk  
**Tel: 07834 328678**

These brief particulars are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property - the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. All details within this brochure are provided in good faith and are believed to be correct, but do not constitute nor form part of any contract. (Oct 2021)

