

## TO LET

The Gresham, 92 Osborne Road, Jesmond,  
Newcastle upon Tyne, NE2 2TJ



## Offices To Let

998 - 2,145 ft<sup>2</sup> (88 - 199.35 m<sup>2</sup>)

- Newly refurbished
- Superb location overlooking Acorn Road
- Fully fitted with kitchen and shower
- 8 car parking spaces
- New lease for a term by arrangement
- Virtual Tour: <https://youtu.be/B21v3yhT6FM>

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### Location

The property occupies a prominent corner position on the junction of Grosvenor Road and Osborne Road in the heart of Jesmond. The property is therefore opposite Acorn Road, a busy local retail destination and a Waitrose store. The location provides regular bus routes into Newcastle City Centre and is within easy walking distance of West Jesmond Metro Station.

### Description

Attractive self-contained office building (above Pizza Express) with its own private entrance adjoining the car park. The building has been recently decorated and has the following specification:

- Modern light fittings
- Perimeter trunking cabling
- Carpeting
- Central heating
- Meeting room(s)
- Kitchen
- Shower and WC facilities
- 8 car parking spaces

### Accommodation

The property has the following approximate floor areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Second Floor	111.26	1,197
First Floor	88.09	998
<b>Total</b>	<b>199.35</b>	<b>2,145</b>

The building is available floor-by-floor.

### Quoting Terms

£18 per square foot.

### Business Rates

According to the VOA website the RV is £20,500 giving rates payable of £10,230 per annum (£4.77psf).

### Service Charge

Upon application.

### EPC

D 85.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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