

TO LET

- ✓ Corner Position
- ✓ First & Second Floors
- ✓ 8 parking spaces
- ✓ New FRI lease for a term by arrangement
- ✓ Good quality finishes throughout
- ✓ Nearby occupiers include Waitrose, Cafe Nero, Jules B

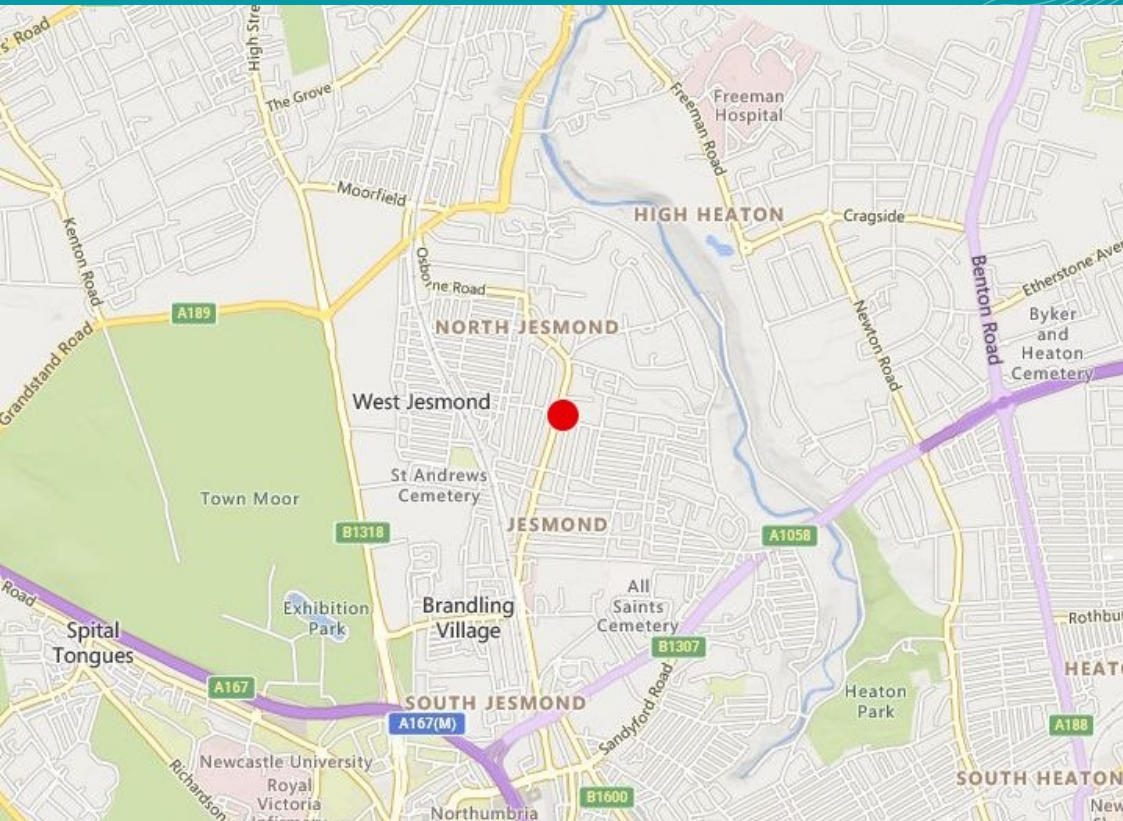


The Gresham, 92 Osborne Road, Newcastle Upon Tyne NE2 2TD

OFFICE ACCOMMODATION

998 - 2,145 Sq Ft
(93 - 199 Sq M)

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DESCRIPTION

Office space on first and second floor above Pizza Express. A new four storey extension has been built to the rear of the property to provide a new staircase for the offices to separate its demise from the restaurant and provide additional office space on the second floor. The existing building has been fully converted to provide good quality office accommodation. The property has its own 11 space car park which is shared with the restaurant on the lower floors with on-street parking close-by.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	998	93
Second Floor	1,197	111
Total	2,145	199

EPC

EPC Rating D.

LOCATION

Located on the corner of Osborne Road and Grosvenor Road adjacent to the retail centre of Jesmond on Acorn Road. Jesmond lies within close proximity of the A167 central motorway and 10 minutes outside Newcastle upon Tyne city centre. The property is well served by local bus and metro public transport with West Jesmond Metro a short walk away.

LOCAL OCCUPIERS

Landlord to undertake repair and maintenance of the structure of the building/car park/boundary treatments to the car park - tenant to reimburse 50% of the costs.

TERMS

Available on a new full repairing and insuring lease. Tenant to be responsible for all internal repairs and maintenance.

RENT

£39,500 per annum.

BUSINESS RATES

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

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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