



**TO LET
OFFICE**

75 OSBORNE ROAD, JESMOND, NEWCASTLE UPON TYNE NE2 2AN

SW
Sanderson
Weatherall



Summary

- Three Storey Office Accommodation
- Size: 2,516 sq ft (233.74 sq m)
- Rent: £70,000 per annum
- 4 Car Parking Spaces
- Subject to Contract

Description

The subject property comprises a mid terraced self contained three storey office accommodation with main road frontage. Internally the property provides a mix of open plan and cellular space over the three floors.

The landlord will carry out the following works prior to the commencement of a new lease:

- Full redecoration
- Walls painted brilliant white
- New carpeting
- LED lighting

Accommodation

Description	sq m	sq ft
Ground Floor	83.80	902
First Floor	73.49	791
Second Floor	76.46	823
Total	233.74	2,516

Lease Terms

The property is available to rent at an asking rent of £70,000 per annum with terms to be agreed on a new Full Repairing and Insuring basis.

Location

Jesmond is a popular, affluent suburb located one mile north of Newcastle City Centre.

Osborne Road runs through the centre of Jesmond and has excellent transport links, served by two Metro stations and several local bus services, providing access to the wider city. The central motorway, A167(M) is the main arterial route and connects Jesmond to Newcastle City Centre.

As the central hub of Jesmond, Osborne Road is home to a diverse and vibrant mix of local and national businesses, retailers and leisure outlets offering everything from unique independent stores to renowned operators.

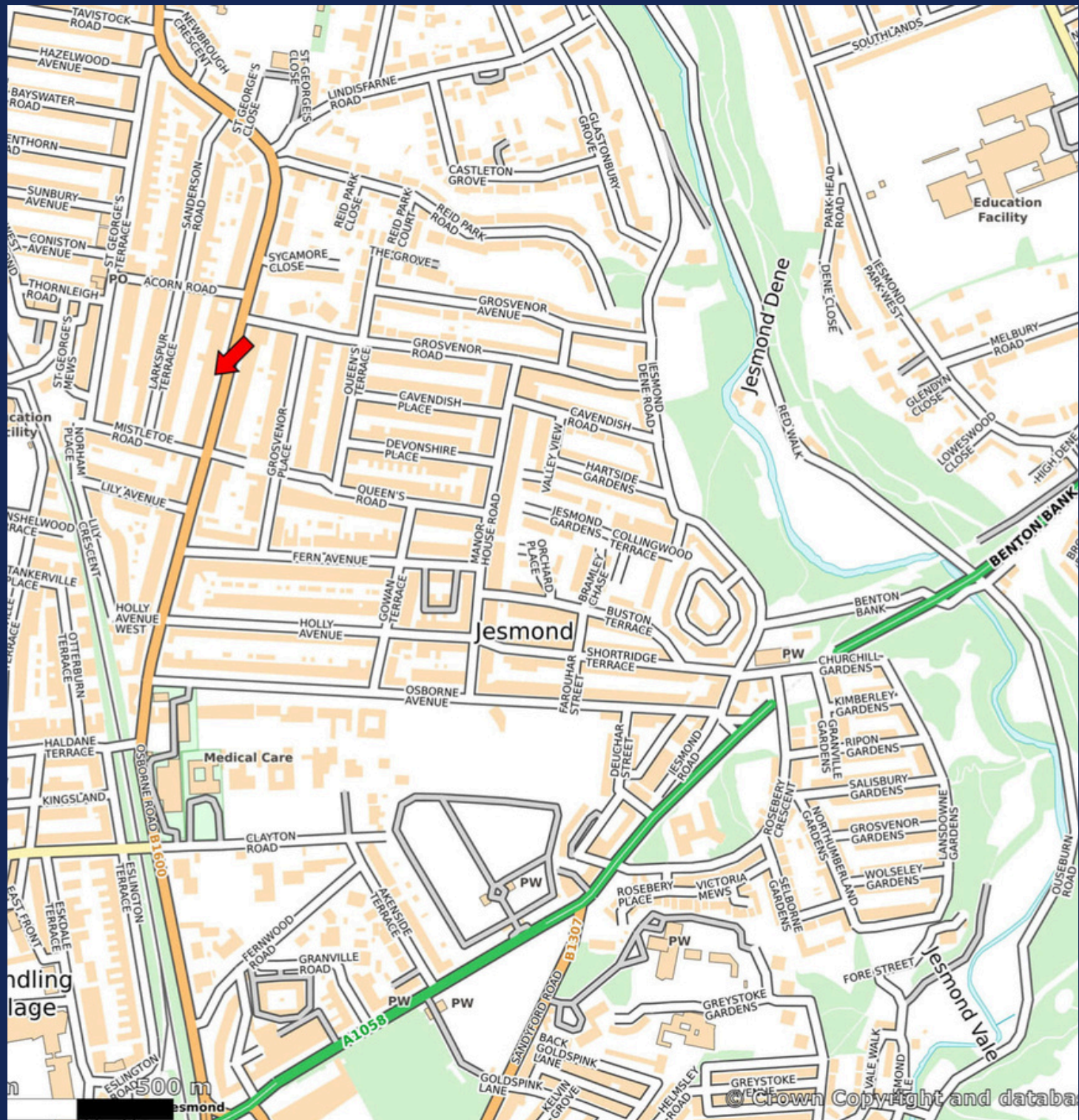
Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of Band D (100). A full copy of the EPC can be obtained by following the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows;

Rateable Value: £23,250

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

Kevin McGorie



07901 710 671



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or via our Joint Agents, Parker Knights

Michael Downey



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