

Property Details

Tel: 0191 232 7030

**REFURBISHED OFFICE SPACE
WITH ON-SITE CAR PARKING**

TO LET

From **39.9 m² (430 ft²)** to **219.7 m² (2,365 ft²)**

**89-91 JESMOND ROAD, JESMOND,
NEWCASTLE UPON TYNE**



LOCATION

The property is located on the northern side of Jesmond Road which links the A1058 Coast Road to the A167(M) Central Motorway. The area has a mixture of commercial and residential users, Newcastle City Centre is approximately 10 minutes walk from the property with Jesmond Metro being a mere 2 minutes walk. The A167(M) Central Motorway lies approximately 0.25 mile from the property and links to the A1 via the Tyne Bridge.

Hadrian House
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Newcastle upon Tyne
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Fax: 0191 261 4030

www.naylors.co.uk

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**OUR SERVICES
INCLUDE**

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- Agency**
-
- Building Surveys**
-
- Landlord and
Tenant**
-
- Management**
-
- Valuations**
-

89-91 Jesmond Road, Jesmond, Newcastle upon Tyne

DESCRIPTION

The available space is located on the second and third floors of this end terraced converted Victorian town house. The property is accessed by a refurbished & staffed shared reception area and benefits include:

- On site car parking
- Excellent natural light
- WC and kitchen facilities
- Free use of a newly refurbished boardroom

The space can be let as a whole, floor by floor or as individual suites.

ACCOMMODATION

Suite	Size m ² (ft ²)	Rent PA	Parking
2 nd Floor Front	71.8 (773)	£9,250	2 spaces
2 nd Floor Rear	39.9 (430)	£5,150	2 spaces
Front & Rear	111.7 (1,202)	£14,400	4 spaces
3 rd Floor	108 (1,163)	£13,000	3 spaces
Total	219.7 (2,365)	£27,400	7 spaces

TENURE

The accommodation is available by way of a new lease for a term of years to be agreed. Our client has indicated that they will consider short term lettings.

SERVICE CHARGE

A pro rata service charge will be levied to cover heating, lighting, business rates, building insurance and the upkeep of the common areas of the building.

VAT

All figures quoted are exclusive of VAT where chargeable.

COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in drafting an executing the lease.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

(27.06.08/LD)
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THIRD FLOOR



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