

# THE FLEMING

Burdon Terrace | Jesmond | Newcastle upon Tyne | NE2 3AE



## OFFICE SPACE TO LET

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# THE FLEMING

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Jesmond,  
Newcastle upon Tyne,  
NE2 3AE

## OVERVIEW

The Fleming Business Centre is located in Jesmond, approximately one mile from Newcastle city centre, in an established residential area that also contains a new care home and an independent girls' school.

The Fleming is situated on a 2.2 acre site and is a spectacular Grade II listed former hospital, comprising four principal buildings, together with two lodges, totalling 30,790 sq. ft of internal space.

The site includes parking for over 100 vehicles which are allocated to tenants as required.





# INTERIORS



Tyne Room



Collingwood House, Reception



RIGHT  
Tweed  
Room



Tyne Room



# FIT OUT

We work collaboratively with incoming tenants on the fit-out and design of their units to meet their unique needs.

- Involvement in refurbishment and design process
- Tailor-made workspace solutions
- Flexible layout – open-plan, and individual offices and breakout spaces are available. Separated by critical partitions.
- Opportunity to tailor the floor plate to your business
- Accommodate layout of your choice





# FACILITIES

There is a wealth of leisure options available on-site including [Burds café](#), a popular brunch, lunch and dinner spot with a great outdoor terrace.

There is also [Newcastle Physiotherapy](#), [The Boilerhouse Gentleman](#), [Square One Law](#) and a host of other complimentary occupiers based in and around the grounds of the Fleming.





# THE BOARDROOM

**The spacious boardroom is suitable for a variety of private and corporate uses.**

Occupiers benefit from the use of the room's self-contained kitchen with access to the courtyard.

We also accommodate external catering covering all bases from food and beverages to table decoration, and recommended furniture hire suppliers.

## CONFERENCES, MEETINGS & TRAINING

Ideal for corporate conferences, AGM's or training days with a grand oval oak table seating up to 20.

Equipped for virtual meetings and presentations, the boardroom featured a large TV conference screen compatible with all platforms, and three wall-mounted TV screens.

## PRIVATE & CORPORATE FUNCTIONS

From company days to drinks receptions, presentations to fine dining, the Tyne Room is sure to impress your guests.

The room features a boardroom table seating up to 20. Alternatively, the room can be set up theatre style (for an additional cost) and can sit 60.



## FACILITIES

Self-contained kitchen with own access to courtyard

External courtyard with outdoor furniture and lighting suitable for outdoor events

Ground floor bathrooms and shower facilities

Life access from reception, located on the ground floor

Ample free parking

Private estate

Easy access to Newcastle city centre and local public transport links to Newcastle Central Station and Airport



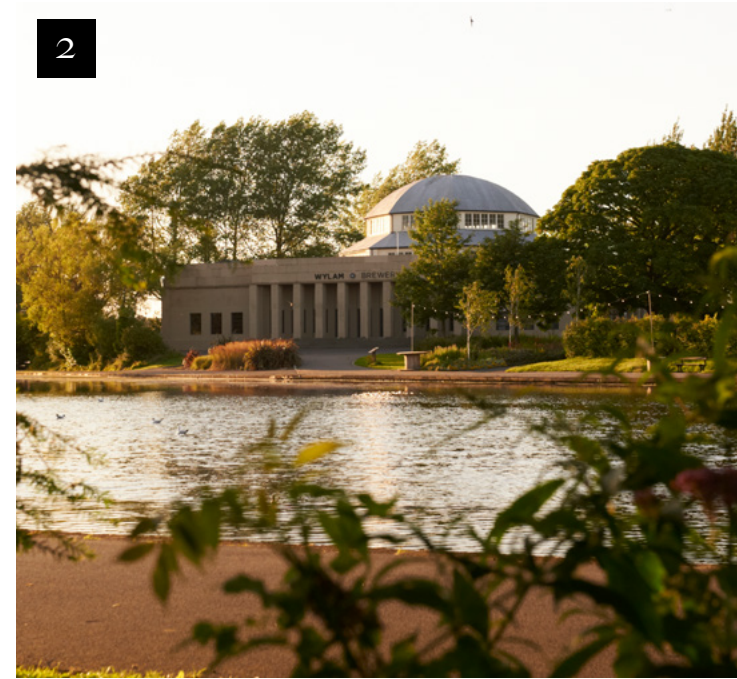


# LOCATION

The Fleming is situated in an attractive Jesmond location, one mile out of Newcastle city centre.

The building is only minutes' walking distance from Wylam Brewery, Exhibition Park/Town Moor and an array of local independent restaurants, shops and bars situated on the bustling streets of Osborne Road, Acorn Road and Brentwood Avenue.

The Fleming is ideally located with public transport links including Jesmond and West Jesmond Metro Station all within 10 minutes' walk of the building.



The Metro network provides a regular service to the Coast, Sunderland, Newcastle city centre and Central Station, allowing access to National Rail networks, with the ability to reach London in less than 3 hours.

There are a number of bus stops located near to the site which provide services running across the North East.





# CONTACT

For further information or to arrange a viewing:

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