

# THE FLEMING

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



## NORTH WING TO LET

[adderstonegroup.com](http://adderstonegroup.com) | T: 0191 269 9944



# 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



# NORTH WING

- DDA-compliant lift access to first floor
- Private balcony/terrace overlooking the Fleming estate
- Elevated views over Exhibition Park
- Period features
- Grade II listed building
- External ground work including landscape gardens
- Brand exposure in a successful business centre, mix of leisure, health & wellness occupiers
- Branding on internal and external signage
- Branding on directory boards and wayfinding across The Fleming





# NORTH WING 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.





# 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.



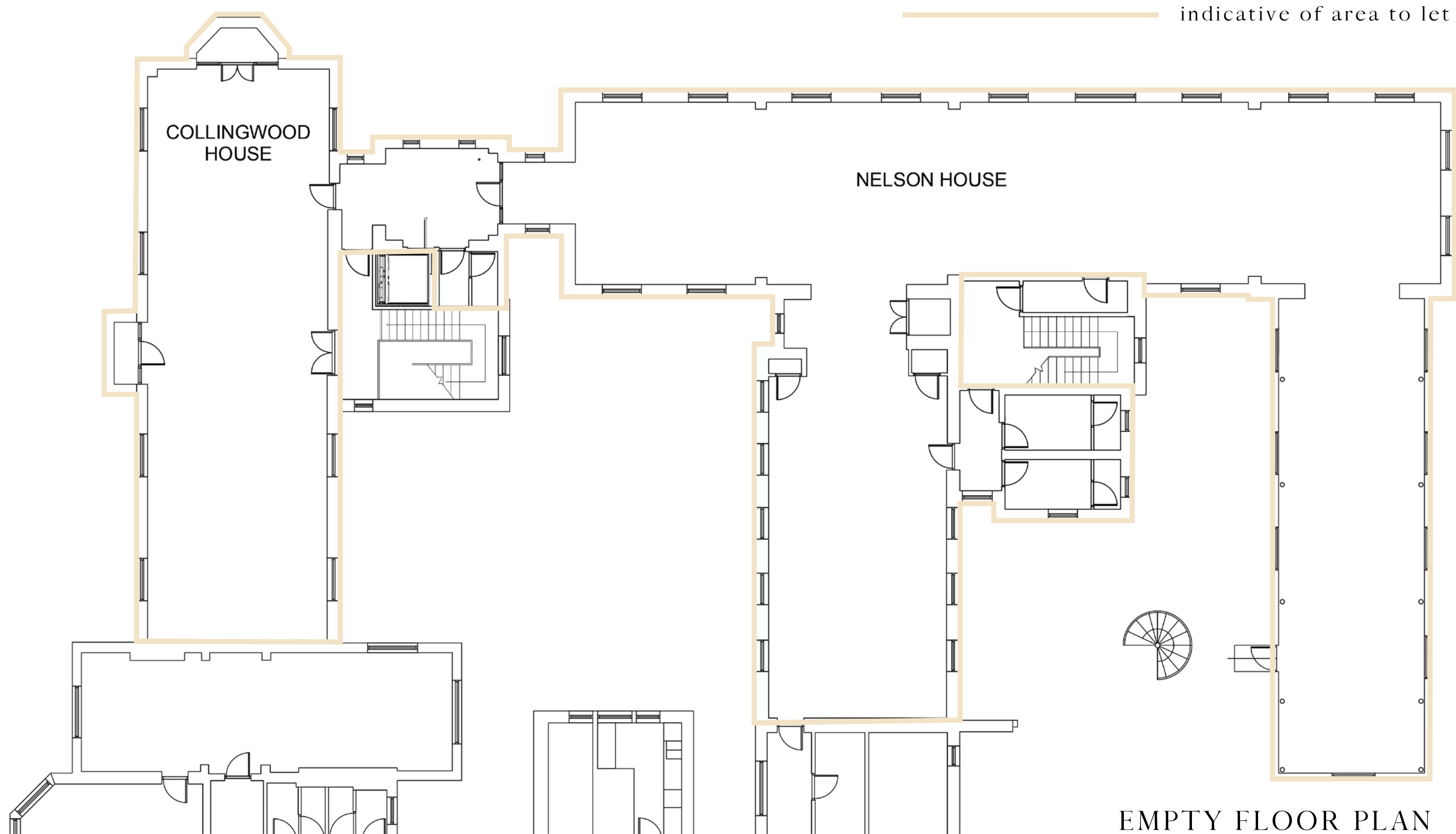
The Metro network provides a regular service to the Coast, Sunderland, Newcastle city centre and Central Station, allowing access to National Rail networks, with the ability to reach London in less than 3 hours.

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



# THE FLEMING

WEST WING | first floor with lift access  
5,037 sq ft | £125,925 per annum + VAT

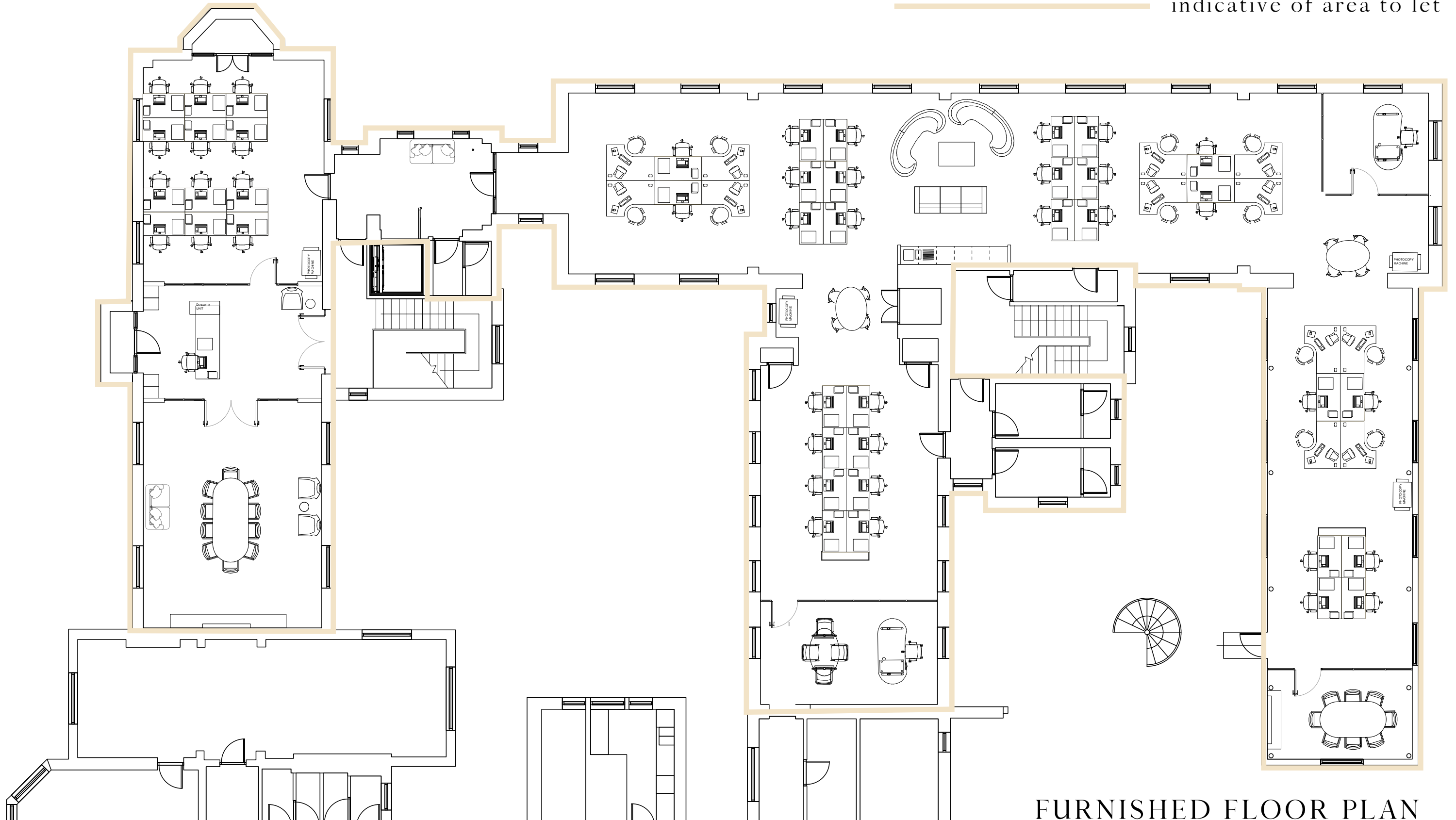




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indicative of area to let



FURNISHED FLOOR PLAN



# CONTACT

For further information or to arrange a viewing:

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