

# TO LET

- ✓ Prime Corner Position
- ✓ Available as whole or as two separate suites
- ✓ 8 parking spaces
- ✓ New FRI lease for a term by arrangement
- ✓ Good quality finishes throughout
- ✓ Nearby occupiers include Waitrose, Cafe Nero, Jules B

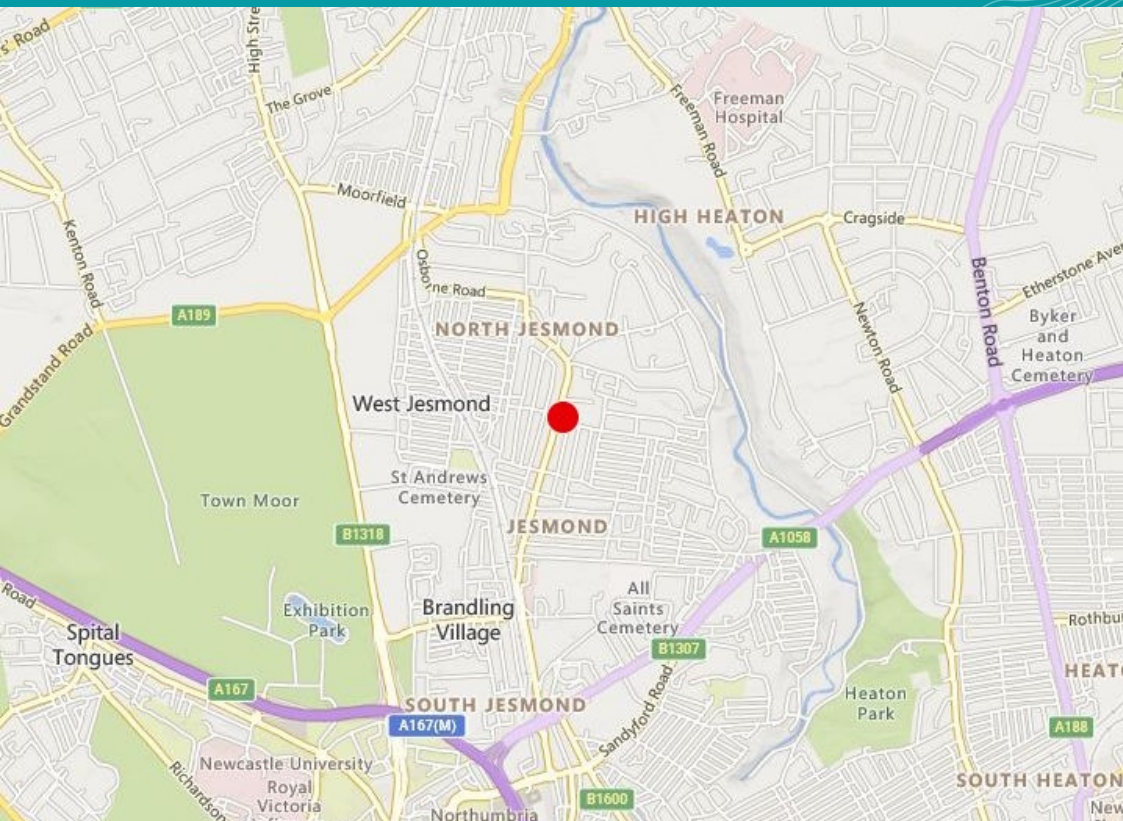


The Gresham, 92 Osborne Road, Newcastle Upon Tyne NE2 2TD

OFFICE ACCOMMODATION

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

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



## DESCRIPTION

Unique opportunity available to acquire a self contained office in a prime location within Jesmond. With the possibility to split both floors to accommodate two separate tenants. 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.

## ACCOMMODATION

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

## 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

£18psf

## 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](http://lsh.co.uk)

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