



OFFICE TO LET

30 ACORN ROAD, JESMOND, TYNE & WEAR, NE2 2DJ

- First & second floor office space
- Located in Newcastle upon Tyne within the well established area of Jesmond.
- Situated on the ever popular Acorn Road with numerous retail and food services nearby
- Nearby occupiers include Café Nero, Tesco Metro, Waitrose, Seasalt Cornwall, Oliver Bonas as well as number of other national and independent occupiers.
- On-street parking available outside the property

£13,950 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	111.26m ² / 1,198ft ²
Availability	Immediate Occupation
Rateable Value	£9,800
Service Charge(s)	Available upon request
EPC Rating	Awaiting new EPC

KEY CONTACT(S)

Kristian Sorensen

☎ 07586 128 092

✉ kristiansorensen@georgefwhite.co.uk

Danielle Clough

☎ 07590 183 178

✉ danielleclough@georgefwhite.co.uk

LOCATION

The property is located on Acorn Road in Jesmond, approximately 1 mile from Newcastle city centre. Jesmond is an upmarket, highly desirable and vibrant suburb of Newcastle, home to a large, affluent student and local population. Acorn Road is the prime retailing street in Jesmond and links Osborne Road to St Georges Terrace. The area benefits from excellent transport links with West Jesmond Metro Station only a 5 minute walk, numerous bus stops situated on Osborne Road and the Central Motorway approximately 1 mile away. Nearby occupiers include Café Nero, Tesco Metro, Waitrose, Seasalt Cornwall, Oliver Bonas as well as number of other national and independent occupiers. Nearby Osborne Road is a bustling leisure destination home to many hotels, bars and restaurants.

DESCRIPTION

The property provides first and second floor office space accessed from its own self-contained entrance on to Acorn Road. The unit benefits from separate male and female toilets as well a staff breakout/kitchen area.

ACCOMMODATION

The property includes the following net internal areas:

Name	M ²	Ft ²
Ground Floor	111.26	1,198

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of £13,950 per annum.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	£9,800

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound. As the Rateable Value is below £12,000, full business rates relief could be available for qualifying parties. Please direct all enquiries in this regard to Newcastle City Council.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

A new Energy Performance Certificate has been commissioned and will be made available in due course.

VAT

All figures are exclusive of VAT where chargeable.

SUBJECT TO CONTRACT



Produced on Sep 20, 2023
© Crown copyright and database right 2023 (Source number 100059532)

