



## REFURBISHED SELF -CONTAINED JESMOND OFFICE BUILDING

- Feature lighting
- New decorations & carpets
- Kitchen with fitted Electrolux microwave, hob & fridge
- Office Boardroom
- Double glazed and velux windows
- Male/Female WC's
- Three car parking spaces

For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1555

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET / FOR SALE

Osborne Mews, 10 Back Osborne Terrace,  
 Jesmond, NE2 1SQ

### Location

The property is located on 10 Back Osborne Terrace behind Osborne Terrace which leads directly to the A1058 Coast Road/Jesmond Road to the south of Osborne Road. The property is therefore in the heart of Jesmond which is an affluent suburb of Newcastle upon Tyne.

The city centre is only a 10 minute walk away and Osborne Terrace is also opposite Jesmond Metro station and the Central Motorway.

### Description

Osborne Mews is an attractive self-contained office building on ground and first floors linked by an internal spiral staircase. The building has the benefit of the following specification.

- Feature lighting
- New decorations & carpets
- Kitchen with fitted Electrolux microwave, hob & fridge
- Office Boardroom
- Double glazed and velux windows
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- Three car parking spaces

### Accommodation

The property has the following approximate floor areas:

	Sq M	Sq Ft
1st Floor	39.15	422
Ground Floor	35.17	379
Kitchen	3.06	33
Lobby	2.57	28
Total	79.95	862

### Rateable Value

According to the Valuation Office Agency website the premises have a Rateable Value of £7,800. On this basis the incoming occupier should potentially achieve 100% relief.

### Quoting Rent

A new lease is available for a term by arrangement at a quoting rent of £15,000 per annum exclusive of VAT, rates and building insurance.

### Sale Price

Alternatively our clients would consider a sale of their freehold interest at a guide price of £180,000 subject to contract.

### EPC

The EPC rating is D79.

### 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 purchaser.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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