

Office space to let

Block B, Holland Park
Holland Drive
Newcastle upon Tyne
NE2 4LD



Block B, Holland Park, Holland Drive, Newcastle upon Tyne, NE2 4LD

- Available as entire self-contained unit or one floor from 3,063 sq. ft. to 6,876 sq. ft.
- Fringe of city centre location
- Up to 24 on-site car parking spaces

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Avison Young

Fourth Floor
Central Square
Forth Street
Newcastle Upon Tyne
NE1 3PJ

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Property Highlights

This self-contained detached office within Holland Park provides modern city centre accommodation within a two-storey building plus basement, accessed through a dedicated entrance.

The property boasts a high-quality design comprising a stylish reception area, open plan office space, dedicated meeting rooms, and fitted kitchen facilities with break out space. The property is DDA compliant with glazed entrance doors and an 8-person passenger lift serving all three floors. The office space benefits from a mix of open plan and cellular accommodation, raised access flooring, suspended ceilings

The immediate surrounding area is currently home to significant tenants such as the BBC Broadcasting Centre, the National Blood Transfusion Centre, BMW, and Mini.

Area (GIA)	Sq ft	Sq m
Ground Floor	3,050	283.4
First Floor	3,063	284.6
Basement	763	70.9
Total	6,876	638.8

Location

Holland Park is located on Holland Drive, accessed from Barrack Road (A189), providing direct access into Newcastle city centre. The park is accessible from the A167 central motorway junction at Grandstand Road, which links to the A1(M), the North East's major trunk road.

This excellent road link is complemented by the numerous public transport connections within the city centre, including Metro and Bus services.

EPC

EPC to be reassessed

Rates

Rateable value of the property to be reassessed

Tenure

The property is available to let by way of an assignment at a rent of £95,000 per annum for the whole. The property can be sub-leased on a single floor basis at a rent to be agreed.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs.

Key Highlights



Open plan office space



Self-contained accommodation



Meeting rooms and break out space



On-site car parking



Kitchen facilities



Fringe of city centre location



Suspended ceiling with fluorescent lighting



Bus services on Barrack Road



Raised access flooring



Close to city centre amenities

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Get more information

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