



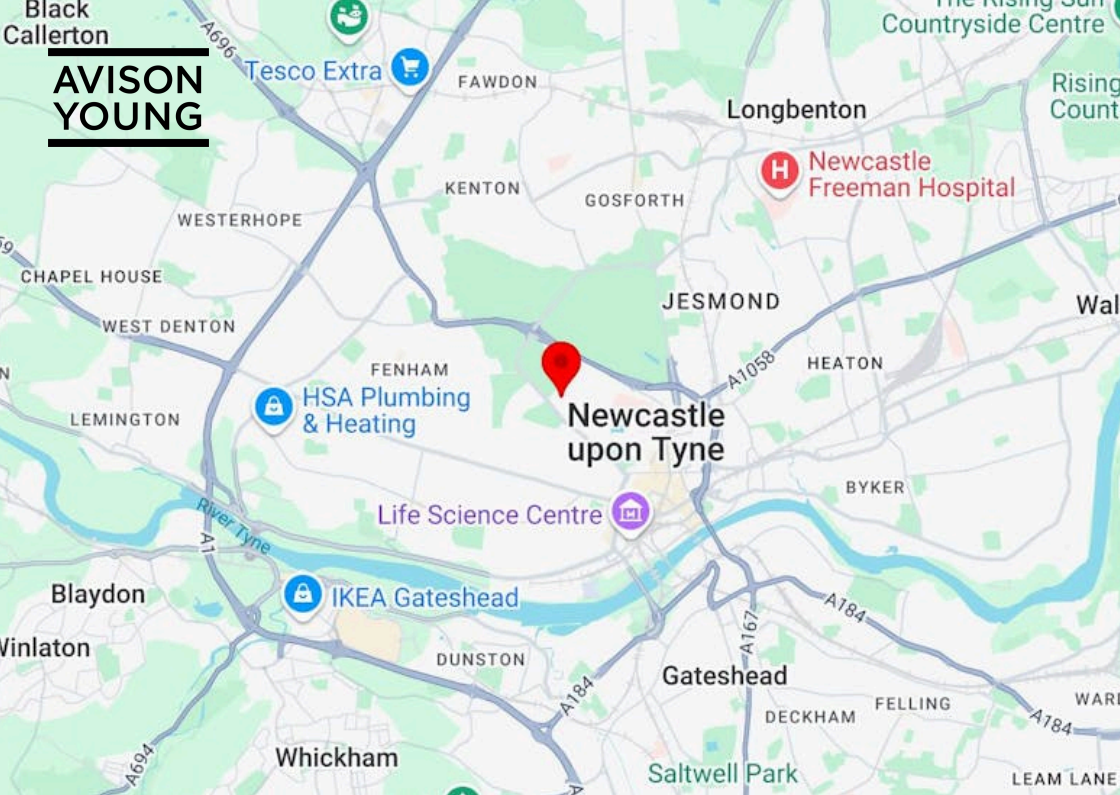
**AVISON  
YOUNG**

Holland Drive, Newcastle Upon Tyne, NE2 4LD

Office To Let | £13.82 per sq ft | 3,063 to 6,876 sq ft

High quality office To Let. Fringe of city centre - Newcastle Upon Tyne.





**AVISON  
YOUNG**

### Key Points

- Full floor or full building options
- Open plan office space
- Meeting rooms and break out space
- Self-contained accommodation
- 24 on-site car parking spaces
- Kitchen facilities
- Raised access flooring
- Fringe of city centre location
- Bus services on Barrack Road
- Close to city centre amenities

### EPC

EPC to be reassessed

### Description

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.

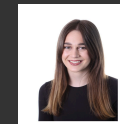
### Location

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.

### Summary

- Rent: £13.82 per sq ft
- Service charge: £6,024.53 per annum
- VAT: Applicable. VAT if applicable will be charged at the standard rate.
- Legal fees: Each party to bear their own costs. Each party is to be responsible for their own legal costs.
- Lease: Assignment

### Contact & Viewings



Megan Cooper  
0191 269 0066 | 07823 552 237  
megan.cooper@avisonyoung.com



Adam Lawson  
0191 269 0064 | 07825 113 277  
adam.lawson@avisonyoung.com

### Further information

- [View details on our website](#)

SUBJECT TO CONTRACT. Avison Young UK copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Accommodation

Name	sq ft	sq m	Availability
Ground	3,050	283.35	Coming Soon
1st	3,063	284.56	Coming Soon
Basement	763	70.89	Coming Soon
Total	6,876	638.80	



