

**PARKER KNIGHTS**

REAL ESTATE



GRESHAM HOUSE, 92 OSBORNE ROAD, JESMOND, NE2 2TD



# DETAILS

## ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Floor	SQ FT
First	192
Second	1,250
Total	1,442

## EPC

Rating: D

## ASKING RENT

£17.50 psf

## SERVICE CHARGE

£1.22 psf

## BUISNESS RATES

Estimated rates payable c.£5.50 psf  
psf

# TERMS

## CAR PARKING

5 spaces available by way of separate licence

## TENURE

New lease available

## LEGAL COSTS

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

## VAT

The rent is exclusive of VAT where chargeable.

# ABOUT

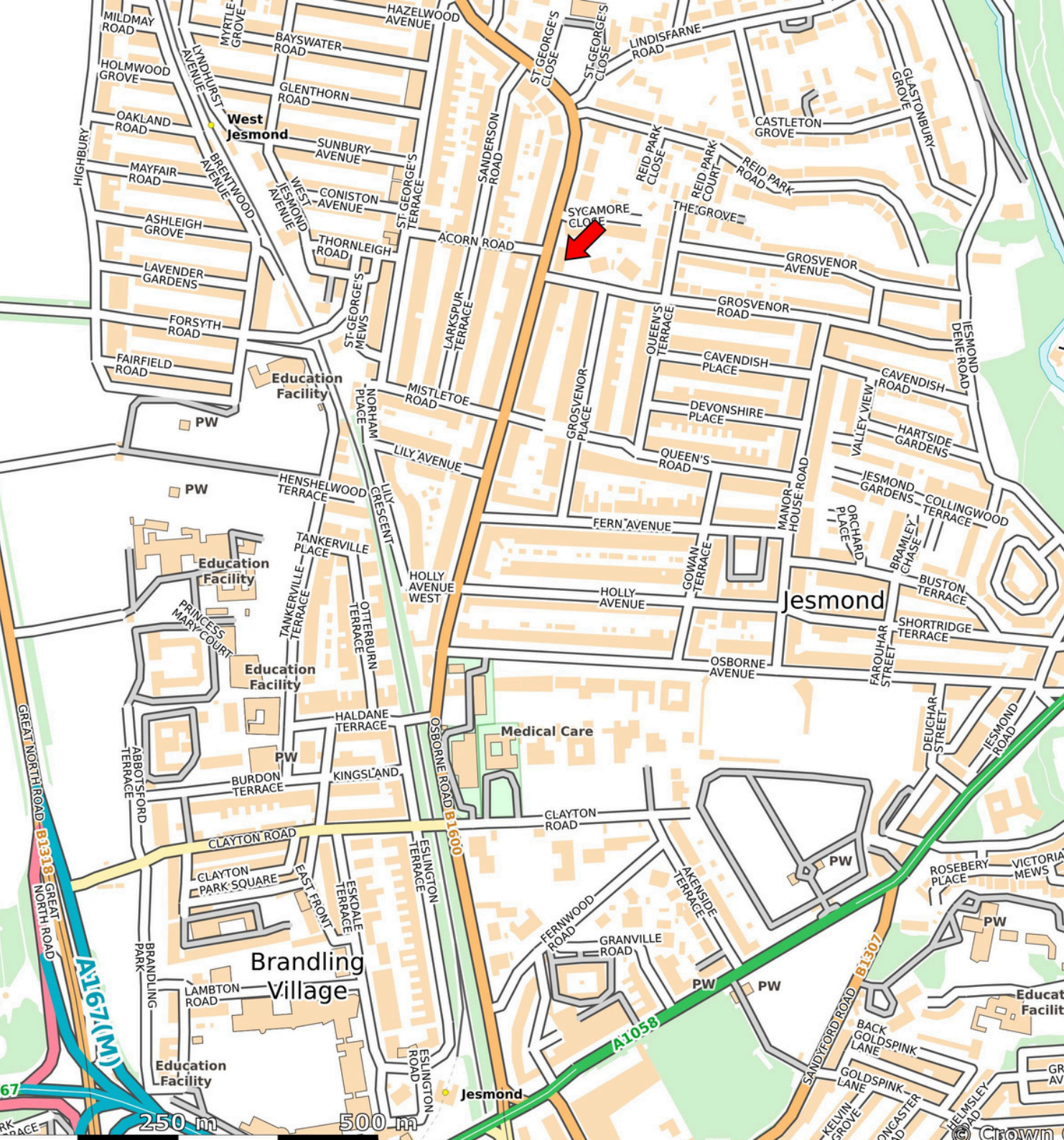
## DESCRIPTION

Gresham House offers two floors of quality office accommodation, ideally situated in the sought-after suburb of Jesmond.

Each floor will benefit from modern LED lighting, perimeter trunking, and raised access flooring, creating a flexible, professional working environment.

There is a striking entrance way with staircase access connecting the ground floor to the first and second floor office suites.





## LOCATION

Situated on Osborne Road, Gresham House sits alongside Acorn Road, Jesmond's retail hub, within 10 minutes of Newcastle city centre. Excellent road connections include access to the A167(M), linking to the A1(M) and the broader north east road network. The property is also well served by local bus services and the Metro network, with West Jesmond Metro station just a short walk away, offering frequent services to the city centre, airport, coast, and connections to Central Station.

**PARKER KNIGHTS**

REAL ESTATE

# CONTACT

---

## AGENT DETAILS

Michael Downey  
Parker Knights

**DD:** 0191 649 8924

**M:** 07711 767 423

**E:** [mdowney@parkerknights.co.uk](mailto:mdowney@parkerknights.co.uk)

**W:** [www.parkerknights.co.uk](http://www.parkerknights.co.uk)



Misrepresentation Act: These particulars do not form part of any contract. Parker Knights nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchaser or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.