

THE FLEMING

BURDON TERRACE | JESMOND | NEWCASTLE UPON TYNE | NE2 3AE

OFFICES / COMMERCIAL TO LET

353 - 1,699 sq. ft available in
stunning Grade II listed property



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THE FLEMING

THE FLEMING | BURDON TERRACE | JESMOND | NEWCASTLE UPON TYNE | NE2 3AE

Stunning Grade II listed building with renovated office / commercial spaces available within.

Located in Jesmond, approximately one mile from Newcastle city centre.

Suitable for a variety of different size businesses and business uses.

CURRENT AVAILABILITY:

Willow Room	38.05 sq. m (410 sq. ft)
Wooler Wing	86.99 sq. m (936 sq. ft)
Alwin Room	32.83 sq. m (353 sq. ft)

KEY FEATURES:

- Traditional yet contemporary, bright renovated spaces.
- Picturesque location close to city centre.
- Secure on-site car parking spaces.
- Impressive entrance/reception area.
- High ceilings and original features throughout.
- Set in impressive, landscaped grounds.



ABOUT THE FLEMING

The Fleming Business Centre is located in Jesmond, approximately one mile from Newcastle city centre, in an established residential area that also contains a new care home and an independent girls' school.

The Fleming is situated on a 2.2 acre site and is a spectacular Grade II listed former hospital, comprising four principal buildings, together with two lodges, totalling 30,790 sq. ft of internal space.

The site includes parking for over 100 vehicles which are allocated to tenants as required.

Renovated areas within The Fleming, for visual purposes only.



ABOUT THE FLEMING

Willow Room Available Space, 410 sq. ft



All of the available spaces within The Fleming offer bright, contemporary interiors, light walls, large windows and generous natural light. Some of the spaces are under development and on completion in early Summer 2020 will present beautiful exposed brick walls and exposed rafters.



Interested parties have the opportunity to have their own input into the design of the available units at The Fleming in order to ensure they suit the needs of their business. Current opportunities vary in size, specification and rent so it is best to contact us to discuss the latest available spaces, or arrange to view them for yourselves.

LOCATION

THE FLEMING

The Fleming is situated in an attractive Jesmond location, one mile out of Newcastle city centre. The building is only minutes' walking distance from Wylam Brewery, Exhibition Park/Town Moor and an array of local independent restaurants, shops and bars situated on the bustling streets of Osborne Road, Acorn Road and Brentwood Avenue.

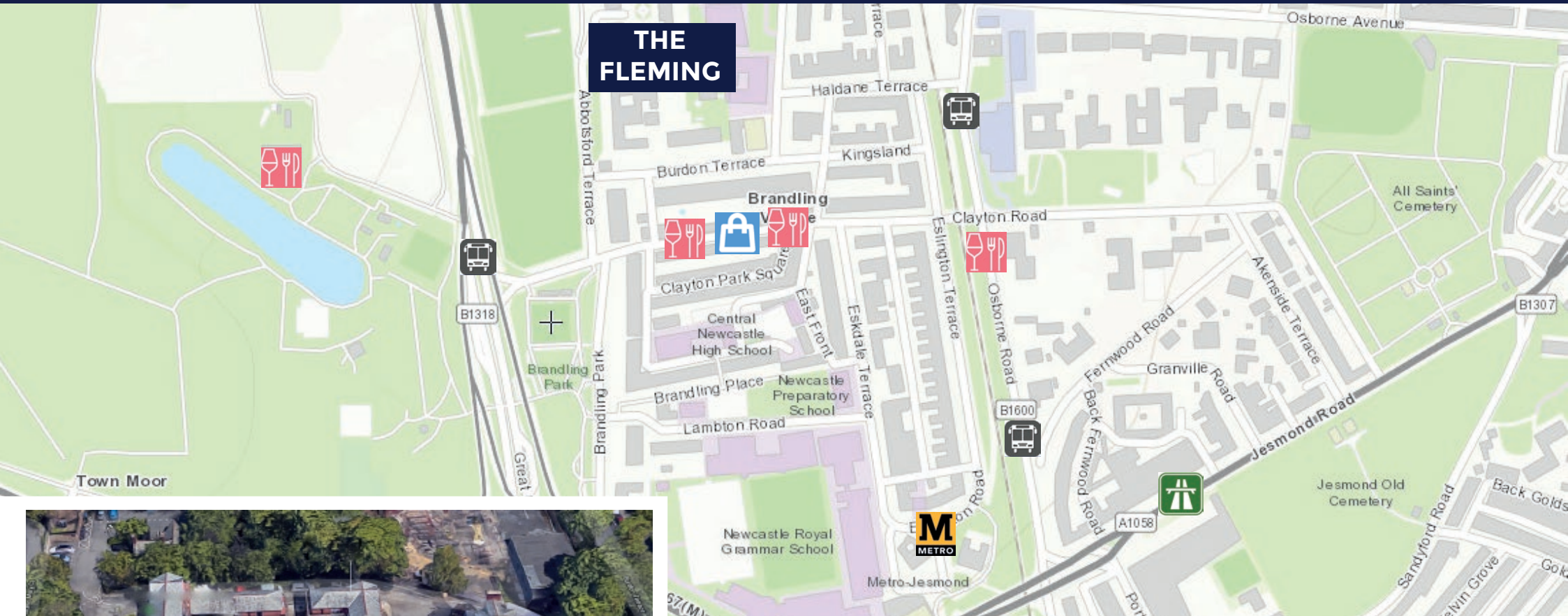
The Fleming is ideally located with public transport links including Jesmond and West Jesmond Metro Station all within 10 minutes' walk of the building. The Metro network provides a regular service to the Coast, Sunderland, Newcastle city centre and Central Station, allowing access to National Rail networks, with the ability to reach London in less than 3 hours.

There are a number of bus stops located near to the site which provide services running across the North East.



THE FLEMING

NE2 3AE, LOCAL AMENITIES



FOOD & DRINK
0.2 MILES
3 MIN



BUS STOP
0.4 MILES
7 MIN



A1058
0.6 MILES
3 MIN



METRO
0.5 MILES
10 MIN



FOOD & DRINK
0.2 MILES
3 MIN

THE FLEMING

AVAILABLE SPACES IN THE FLEMING



Available spaces within The Fleming:

Willow Room	38.05 sq. m (410 sq. ft)
Wooler Wing	86.99 sq. m (936 sq. ft)
Alwin Room	32.83 sq. m (353 sq. ft)

Viewing of space is recommended and spaces can be reconfigured into smaller areas if required.

Lease terms

Spaces are available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated. Rent upon application.

Service charge

A service charge will be levied proportionate to the floor area occupied.

Rateable value

Available on request.

VAT

All prices are deemed exclusive of VAT.

Legal costs

Each party is responsible for their own legal fees incurred.

Contact

For further information or to arrange a viewing:

Commercial Estates Team:

commercialestates@adderstonegroup.com
07872 470 319

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