

### Retail | Office | Industrial | Land



### 8a Marlborough Crescent, Newcastle upon Tyne NE1 4EE

- Ground & first floor commercial unit
- Floor area 163.6 sq. m. (1,761.7 sq. ft.)
- High footfall area
- Strong transport links, 0.2 miles from Newcastle central station
- Suitable for a variety of uses, subject to necessary planning permissions
- Features a dedicated first floor outdoor terrace space
- Recently refurbished interior

### Rent: £20,000 per annum

Ground Floor, Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB T: 0191 212 0000 E: commercial@rookmatthewssayer.co.uk www.rookmatthewssayer.co.uk



#### Location

The property is approximately 0.2 miles from Newcastle Central Station, providing excellent connectivity via national rail and local Metro services. The area is wellserved by public transport, with numerous bus routes and taxi ranks nearby. Major roads such as the A186 and A167(M) are easily accessible, facilitating convenient vehicular access. The Utilita Arena is approximately 0.3 miles away, offering additional foot traffic and visibility.

#### Description

We are pleased to offer a commercial unit to let at 8a Marlborough Crescent, Newcastle upon Tyne. The premises comprise a ground floor and part first floor with an external roof terrace.

- Ground Floor: Open-plan layout with WC facilities, totalling approximately 104.17 sq. m.
- First Floor: Open-plan layout, measuring approximately 59.5 sq. m.
- Access: Secure roller shutter door access only
- Condition: The unit has recently undergone a full refurbishment

This versatile space would be suitable for a variety of uses, subject to obtaining the necessary planning permissions.

#### Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

#### Rent

£20,000 per annum

#### Viewing

Strictly by appointment through this office.

#### **Rateable Value**

The 2025 Rating List entry is Rateable Value £ TBA

#### **EPC** Rating

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#### **Important Notice**

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 2. The photographs show only parts of the property as they appeared at the time taken.
- 3. Any areas, measurements and distances given are approximate only.

**Ref**: I242 (Version 1) **Prepared:** 15<sup>th</sup> May 2025







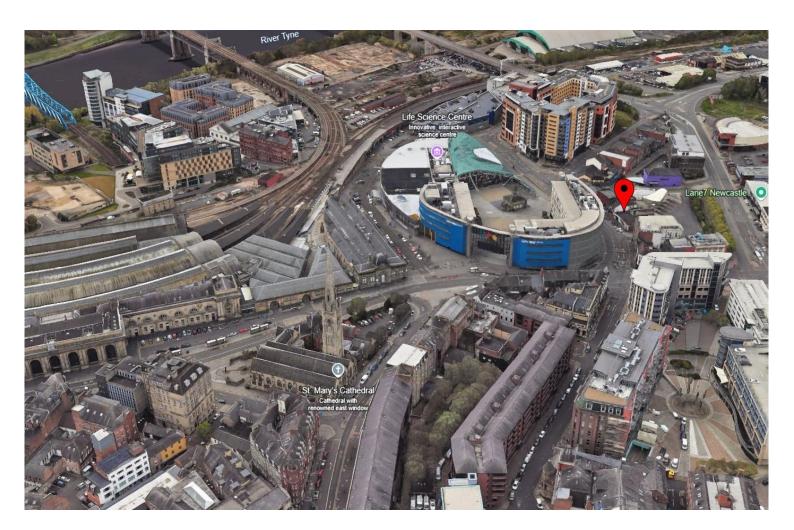






Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property. R573





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