



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

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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 well-served 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

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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.

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