



Blue House

Great North Road, Jesmond, Newcastle upon Tyne NE2 3NH

- Two-storey character office building with on-site parking
- Net internal area 111.7 sq. m. (1,202 sq. ft.)
- Exceptional visibility to passing vehicles and commuters
- Recently refurbished, high-quality office accommodation
- CCTV system & electric car charging point
- Private gated access with generous on-site parking area
- Landmark 19th century building
- Prominent position at Blue House roundabout
- New flexible lease terms

Rent: £22,500 per annum

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Location

The property occupies a highly prominent position at the well-known Blue House roundabout, one of Newcastle's key arterial junctions linking major routes across the city and wider region. This busy intersection accommodates a significant daily volume of traffic, serving commuters travelling to and from Newcastle city centre, nearby business parks, the Freeman Hospital, HMRC offices, and surrounding residential areas. As a result, the property benefits from exceptional visibility and passing footfall, making it particularly well-suited for occupiers seeking a strong presence. The location provides excellent connectivity, with direct access to Newcastle city centre and Jesmond's vibrant range of amenities, including shops, cafés, and restaurants. The nearby A167 offers convenient links to the wider regional road network, ensuring ease of access for both staff and visitors.

Description

The Blue House is a distinctive and recently refurbished detached office property situated in a prominent position on Great North Road in the highly desirable area of Jesmond, Newcastle upon Tyne. Dating back to the 19th century, the building is locally listed in recognition of its historical significance and has appeared on Tyneside maps since as early as 1852, when it formed part of a pair of well-known "blue houses." Today, it combines its striking period character with modern, high-quality office accommodation.

The property provides approximately 111.65 sq. m. (1,201.73 sq. ft.) of flexible office space arranged over two floors. The ground floor comprises three well-proportioned office rooms, a kitchen, bathroom, and utility room, offering a practical and adaptable working environment. The first floor continues the office accommodation with two further offices and additional WC facilities, making the building suitable for a range of occupiers including professional services, creative industries, or a small business headquarters.

The building has been recently refurbished throughout to a high standard, with works including full internal and external redecoration, new boiler, new flooring, modern LED lighting, hard wired CCTV, electric car charging point and upgraded ladies & gents WC facilities, ensuring both functionality and security. The overall finish is bright, contemporary, and ready for immediate occupation, while still retaining the charm and character of the original structure.

Externally, the property benefits from substantial on-site parking provision to the rear, accessed via secure gating. This offers a rare advantage in Jesmond, providing convenient parking for staff and visitors alike.

The Blue House represents a unique opportunity to occupy a characterful, self-contained office building in one of Newcastle's most sought-after locations, offering a combination of heritage appeal, modern specification, and practical external space.

Tenure

Leasehold – A new FRI (full repairing and insuring) lease is available, terms to be agreed.

Rent

£22,500 per annum

Costs

The ingoing tenant is responsible for the costs relating to preparation of the lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £15,000

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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Prepared: 08th April 2026

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