



NUMBER  
**Two**

**Holland Park** NE2 4LZ

**TO LET**

**NEWLY REFURBISHED  
MODERN OFFICES**  
1,500 – 3,490 SQ FT

TWO HOLLAND PARK, HOLLAND DRIVE, NEWCASTLE UPON TYNE NE2 4LZ

- Suites available from 1,500 sq ft
- 11 on site car spaces
- Good access to City Centre and transport links
- Refurbished to a high standard
- Modern open plan floor plates





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**Two**  
Holland Park



### Description

The property comprises a modern two storey office building providing high quality accommodation which is located within Holland Park.

The available accommodation has been refurbished and is situated on the entire ground floor, benefitting from the following specification:

- Suspended ceilings
- LED lighting
- Fully raised accessed floors
- Comfort cooling in part
- Passenger Lift
- Gas Fired central heating
- Modern kitchenettes in both suites
- WC facilities located in the lobby area
- 11 on site car parking spaces (1:317 sq ft)

### Rent

The quoting rent is £14.50 per sq ft per annum.

### Lease

The property is available by way of a new effectively full repairing and insuring lease for a period to be agreed.

### Rates

According to the VOA website the 1,770 sq ft suite has a current RV of £16,750 equating to rates payable of £4.72psf. Interested parties should verify the rates payable with Newcastle City Council.

### EPC

The property has an Energy Performance rating of D 82.

### Accommodation Schedule

The property extends to the following Net Internal Areas:

FLOOR	SQ M	SQ FT
Ground Floor	159.8	1,720
Ground Floor	164.4	1,770
<b>TOTAL</b>	<b>324.2</b>	<b>3,490</b>

Available from 1,500 sq ft.

### Location

Two Holland Park is located on Holland Drive off Barrack Road (A189) situated behind the BBC Newcastle Broadcasting Centre. The A189 is ideally placed to link the A167(M) for access north and south. In turn this links with the A1(M), one of the North East's major trunk road.

Newcastle City Centre is located within close proximity and gives access to further transport links including Metro and Bus services. The City Centre also offers a range of amenities.

Other occupiers in the surrounding area include Lloyd BMW and Mini, Integral UK Limited and Crown Paints Limited.





For more information contact:

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