



Sanderson
Weatherall

To Let

Office Accommodation

15,027 sq ft (1,396.05 sq m)

▶ **Newcastle House**
Albany Court
Newcastle Business Park
Newcastle upon Tyne
NE4 7YB

Certified



Corporation



Key points

- ▶ Offices in Business Park Location
- ▶ Size: 15,027 sq ft (1,396.05 sq m)
- ▶ Asking Rent: £10 per sq ft per annum
- ▶ Subject to Contract

Description

Newcastle House presents an excellent opportunity to secure affordable office accommodation within one of the city's most established business locations.

Offering over 15,000 sq ft of flexible office space across two floors, suites are finished to a strong specification including suspended ceilings with LED panel lighting, raised access flooring and panel radiators throughout. A welcoming reception sets the tone on arrival, while generous window lines ensure the offices benefit from excellent levels of natural light. On-site car parking is also available.

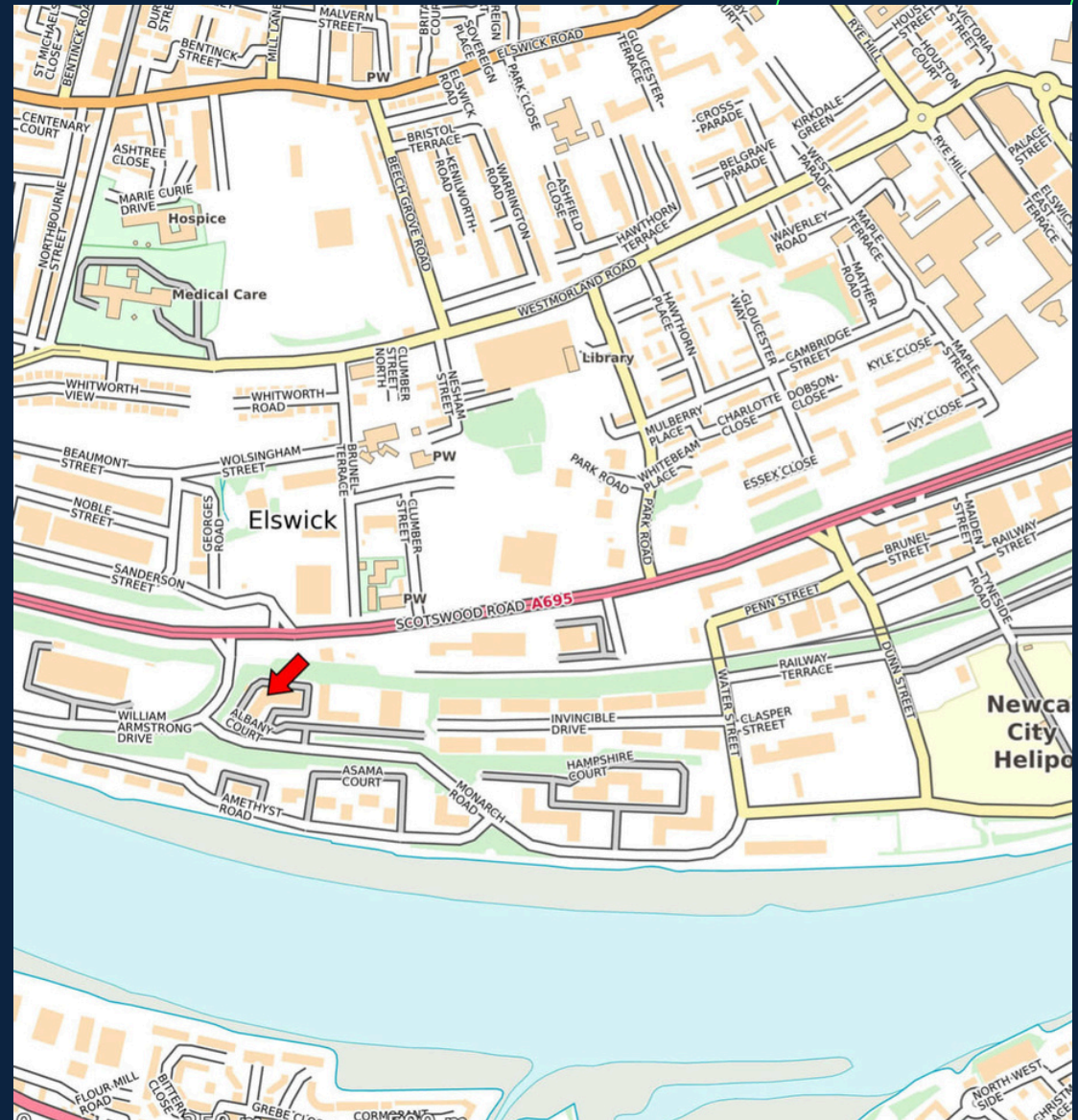


Location

Newcastle Business Park occupies a prominent position just off Scotswood Road, providing direct access to Newcastle City Centre and Central Station, along with convenient links to the A1(M).

Newcastle International Airport is a 15 minute drive which makes this location well suited to businesses with regional and national connectivity requirements.

The Business Park is easily accessed by both car and public transport with regular bus services serving the area.





Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor Areas:

Description	sq m	sq ft
Ground Floor	411.09	4,425
First Floor	984.96	10,602
Total	1,396.05	15,027

EPC

The property has an energy asset rating of Band C (70). A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Asking Rent & Lease Terms

The property is available on an Effective Full Repairing and Insuring basis at an asking rent of £10 per sq ft per annum exclusive of VAT, with terms to be agreed, subject to contract.

Service Charge

£5 per sq ft per annum.

Business Rates

Interested parties are advised to contact the Local Rating Authority (Newcastle City Council) to verify the business rates and rates payable for each available office.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT & Legl Costs

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to be responsible for their own legal costs incurred throughout any transaction.



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PARKER KNIGHTS

REAL ESTATE

Viewings

For further information or to arrange a viewing please contact the joint letting agents:

▶ **Kevin McGorie**

07901 710 671

kevin.mcgorie@sw.co.uk

▶ **Michael Downey**

07711 767 423

mdowney@parkerknights.co.uk



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June 2026