



AXIS, Jesmond Three Sixty

Newcastle upon Tyne, NE2 1DB

 **naylors**

To Let

Contemporary Units

3,350– 9,153 Sq. Ft
(311.22 – 850.33 Sq. M)

- Prime Location
- Prominent Full-Height Glazed Frontage
- Ground & Lower Ground Floor Accommodation
- Suitable for a variety of uses
- Shell & Core Space Ready for Tenant Fit-Out
- Available on a new lease
- Adjacent to Jesmond Metro Station



Location

AXIS occupies a prominent position at the gateway to the landmark Jesmond Three Sixty development, immediately adjacent to Jesmond Metro Station. The property benefits from excellent connectivity, providing occupiers with convenient access to Newcastle City Centre, the wider Tyne and Wear Metro network and the affluent suburb of Jesmond.

Situated on Jesmond Road (A1058), the scheme enjoys a highly visible and accessible location with direct links to the A167(M) Central Motorway, offering swift connections to the wider regional and national road network. Surrounded by a mix of residential, office and leisure occupiers, AXIS is well placed to benefit from strong footfall and a vibrant local amenity offering.

Description

Jesmond Three Sixty has recently undergone, and continues to benefit from, a comprehensive programme of redevelopment, conversion and refurbishment, creating a landmark mixed-use scheme within one of Newcastle's most sought-after suburban locations. The development is transforming the area into a vibrant destination, combining high-quality residential accommodation with commercial opportunities.

AXIS is the latest phase of the scheme, delivering 93 brand-new residential apartments. The available ground and lower ground floor accommodation provides an excellent opportunity for occupiers to establish a presence in Jesmond. Offered in shell and core condition, the space is ready for tenant fit-out and is suitable for a variety of uses, subject to obtaining the necessary planning consents.

Accommodation

The property has the following approximate Net Internal Area (NIA):

Ground	5,803 Sq. Ft	(539.16 Sq. M)
Lower Ground	3,350 Sq. Ft	(311.22 Sq. M)

Total **9,153 Sq. Ft (850.33 Sq. M)**

Rent

Rent on Application.

Terms

New effective full repairing and insuring lease to be granted.

Business Rates

The premises will need to be reassessed following occupation.

EPC

To be calculated on completion of the development.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

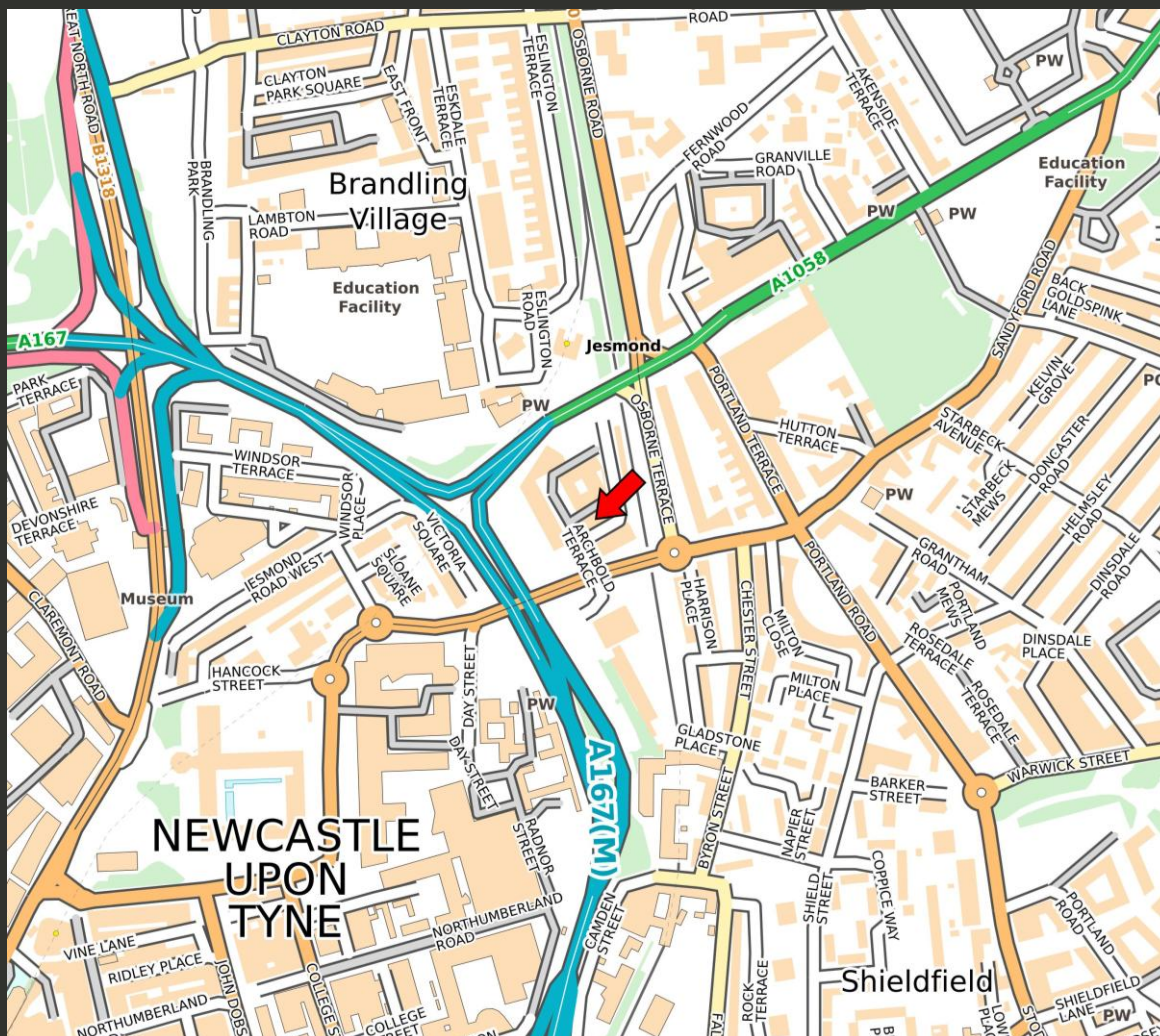
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

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





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