



To Let **FORMER BUS DEPOT**

**33 Portland Terrace
Jesmond NE2 1QS**

- Former bus depot
- Grade II listed
- 5,497.66 m² (59,176 ft²)
- Garage premises with inspection pits
- Wooden concertina access doors
- Ancillary offices
- Available as a whole only

SUBJECT TO CONTRACT

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Location

The Jesmond Depot is situated on the corner of Portland Terrace and Jesmond Road (A1058 Coast Road). Jesmond is a residential suburb on the Eastern edge of Newcastle upon Tyne. Access to the A167(M) is via Jesmond Road and the property is approximately 1 mile from the City Centre.

Description

The property was utilised as an active bus depot until December 2022, occupying a gross site area of approximately 2 acres. The existing building is Grade II listed and incorporates a Greek style façade and large timber doors.

The building dates from 1930, comprising a large depot of steel frame construction with a clear internal height of 5.2m. The elevations are predominantly brick construction and the roof is corrugated asbestos sheeting incorporating glass rooflights and fibreglass rooflights in part. Offices and ancillary staff accommodation are provided along the northern elevation and on the corner of Portland Terrace and Hutton Terrace.

Access to the depot is off Portland Road and car parking is provided in a compound to the north of the depot.



Car parking compound

Accommodation

	sq m	sq ft
Depot	4,632.50	49,864
Workshop	210.96	2,270
Ground floor Offices	370.65	3,990
First Floor Offices	283.55	3,052
Total GIA	5,497.66	59,176

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£300,000** per annum exclusive. **Available as the whole only.**

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value (2017) of £75,500. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Listing

The bus depot is Grade II listed and is located within South Jesmond Conservation Area.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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19 December 2022



