



OFFICE SUITES TO LET

Fleet House, Brunswick Industrial Estate, Brunswick Village, Newcastle upon Tyne, NE13 7BA

Office suites to let – various sizes and configurations | Popular location | Allocated car parking | Incentives available
| Dog friendly

LOCATION

Fleet House is situated on Brunswick Industrial Estate, Newcastle Upon Tyne. The property is located approximately 6.5 miles north of Newcastle City Centre and lies only 3 miles from Newcastle International Airport. The property benefits from easy access to the A1 and A19 trunk roads approximately 2 miles to the north.

Brunswick Industrial Estate is a mixed use estate with manufacturing, office and warehousing uses. Nearby occupiers include Alliance Healthcare, Gymtopia, Mini Campers Northeast and Moirs of Gosforth. The estate also benefits from a small café known as Leaf Café.

DESCRIPTION

Fleet House is a two-storey building of brick construction under a pitched roof and benefits from UPVC double glazed windows.

Internally, the office space is provided over ground and first floors. Each suite benefits from suspended ceilings and integral lighting with carpeted floors. There are well maintained communal toilet and kitchen facilities to each floor as well as a meeting room for communal use. Most of the space benefits from LED lighting and there is a gas fired central heating system.

There is a private car park for use by occupiers and visitors. The office suites are also dog friendly.

ACCOMMODATION

The building provides a variety of office suites catering for small to medium sized business detailed as follows:

Suite/floor	Size	Licence fee per annum (inclusive of service charge)
Ground floor		
Suite 2	337 sq ft	£6,750

Floor areas provided by owner and subject to on site measurement

VAT is payable in addition to the licence fee.

LICENCE TERMS

The accommodation is available on flexible terms, inclusive of a service charge to cover the cost of electricity, heating, lighting, building insurance, repairs and maintenance to common parts and car parking, but excluding business rates.

BUSINESS RATES

We understand that each suite is separately entered into the Rating List with its own rateable value as follows:

Suite No.	Rateable value (from 1/4/26)
Suite 2	£3,900

Interested parties should make their own enquiries direct with the Local Authority to establish the actual rates payable. It is envisaged that most occupiers will benefit from small business rates relief if this is their only commercial property.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb Tel: 0191 2610300

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle Upon Tyne (Tel: 0191 232 8520).

All figures quoted above are exclusive of VAT where chargeable.

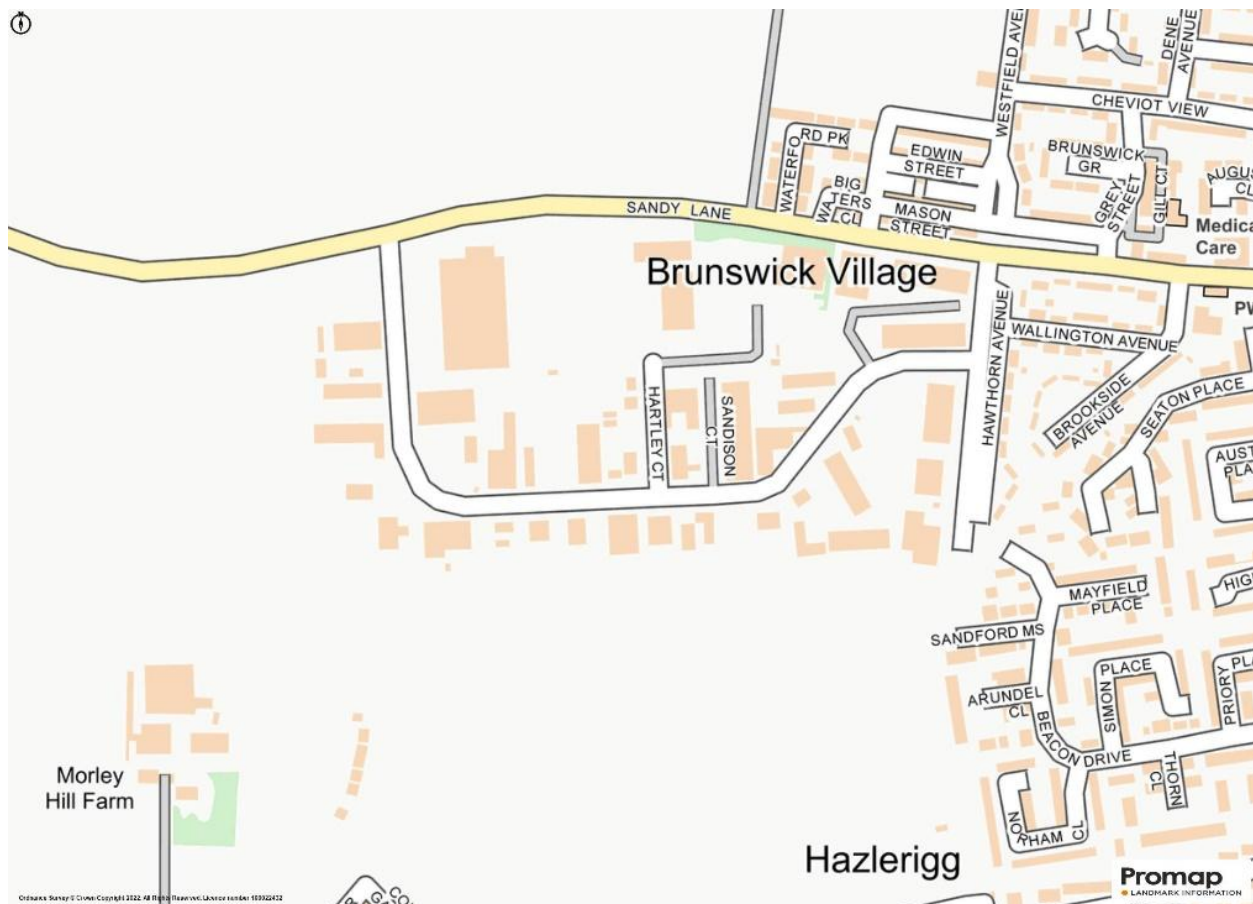
ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC rating of C-60.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage.





Note: Internal photos represent typical office suites within the development

Particulars amended August 2026

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