



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



Modern open plan floor plates





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)

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
TOTAL	324.2	3,490

Available from 1,500 sq ft.

Rent

Rent on application.

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.

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:

MISDESCRIPTIONS DISCLAIMER:

Savills and Naylors Gavin Black give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of Savills or Naylors Gavin Black have any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of Savills and Naylors Gavin Black regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required. Particulars prepared January 2026.

savills

Greg Davison

T: 0191 323 3138
M: 07977 587 303
greg.davison@savills.com

Emma Young

T: 0191 323 3150
M: 07977 097 760
emma.young@savills.com

Naylors Gavin Black
0191 232 7030
naylorsgavinblack.co.uk

Jessica Ross

T: 0191 232 7030
M: 07702 528 881
jessicaross@naylorsgavinblack.co.uk

Ellie Combe

T: 0191 211 1554
M: 07544 655 575
ellie.combe@naylorsgavinblack.co.uk