

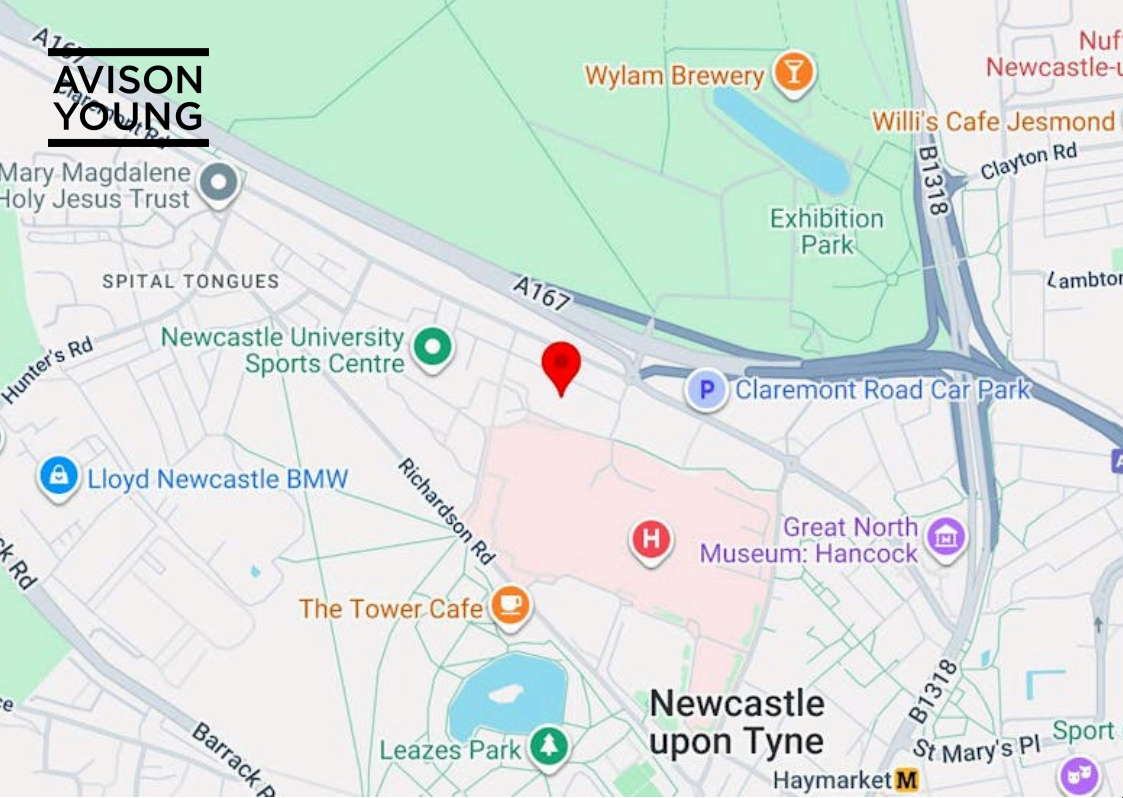


**AVISON
YOUNG**

16-17 Framlington Place, Newcastle upon Tyne, NE2 4AB

Office For Sale | Offers in the region of £1,200,000 | 7,543 sq ft

Freehold - Strategically located Grade II Listed Office building with redevelopment opportunity.



Description

We are instructed to offer the freehold interest in the building with full vacant possession.

Framlington Place has a strong student presence, with parts of the Newcastle University campus being directly adjacent, and Northumbria University being approximately a 20-minute walk away. 16 & 17 Framlington Place presents an ideal opportunity for student residential conversion.

We are invited to seek offers above £1,200,000 for the freehold title. Formal bids must be submitted by 12:00pm on 12th January 2026. No offers will be accepted after this date and time.

Details of offer to include the following: identity of the purchaser, details of proposed use, level of offer, method of funding, conditions attached to the offer and any other supporting information the party feels is relevant.

The vendor reserves the right not to accept the highest or any offer received.

Location

The Property is situated on Framlington Place. The area immediately surrounding the subject property is predominantly residential with some commercial uses.

Newcastle city centre is 0.5 miles away and can be accessed by foot in just under 15 minutes. Access is provided from the A167 (M). The A167 provides routes both North and South and connects with the A696, which allows Newcastle Airport to be accessed in 10 minutes. Newcastle has excellent transport links. The metro service provides routes throughout Tyne and Wear. Newcastle also has a bus service which provides access to the wider north-east region.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,545	236.44	Available
1st	2,650	246.19	Available
2nd	2,348	218.14	Available
Total	7,543	700.77	

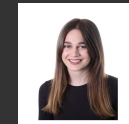
Summary

- Price: Offers in the region of £1,200,000
- Business rates: £29,692.50 per annum
- VAT: Not applicable. Property is not subject to VAT but will attract SDLT at the applicable rate
- EPC: E (104)

Contact & Viewings



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Further information

- [View details on our website](#)
- [View Microsite](#)



