

WEST ONE

Newcastle upon Tyne NE1 3PA

We are pleased to announce our latest fully fitted suite at West One.

Taking the headache out of your fit out.



**VIEW VIDEO
WALKTHROUGH**

*Images and video taken from a comparable suite

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Spacious fully fitted suite in West One, gifted by the landlord, in the heart of the City Centre.

Just a short stroll from the numerous amenities clustered around Sandhill and those around Central Station, West One benefits from an enviable location on the River Tyne.

The popular GIN Bar, Mantra Thai Restaurant, and newly opened Gino D'Acampo Restaurant offer more formal dining experiences, whilst the Crown Plaza Hotel offers gym membership and access to its indoor swimming pool and Mineral House Spa.

This brand new suite offers the following amenities:

- + 42 workstations
- + Reception area
- + Social lounge / collaboration area
- + 8 person executive board room
- + 4 person meeting room
- + 6 person meeting room
- + Social café / breakout area
- + Server room
- + Ample storage and lockers
- + 4 car parking spaces included

Layout



LEASE TERMS

Negotiable and subject to covenant strength.

RENT

Asking rent: £85,000 per annum, excluding business rates, service charge and utilities.

RATEABLE VALUE

On application.

SERVICE CHARGE

On application.

LEGAL COSTS

Each party to be responsible for their own reasonable legal costs incurred in the transaction, plus all VAT thereon.

ACCOMMODATION

The suite benefits from the following Net Internal Floor Area:

| FLOOR | SUITE | SQ M | SQ FT |
|-------------|----------|------|-------|
| Sixth Floor | Suite 6b | 421 | 4,533 |

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*Images from fully fitted suite on 5th floor suite which is now let





YOUR FLEXIBLE, FULLY FITTED 4,533 SQ FT SUITE IN NEWCASTLE CITY CENTRE

CONTACT JOINT AGENTS BELOW FOR FURTHER INFORMATION:



PATRICK MATHESON

T: 0191 594 5015

patrick.matheson@knightfrank.com

PARKER KNIGHTS

REAL ESTATE

MICHAEL DOWNEY

T: 0191 649 8924

mdowney@parkerknights.co.uk

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