

# WEST ONE

Newcastle upon Tyne NE1 3PA

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**High quality city  
centre office  
offering a range  
of suites including  
premium fully  
fitted options.**

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# WEST ONE

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Spacious fitted and un-fitted suites available in West One, offered by the landlord, in the heart of the city centre.

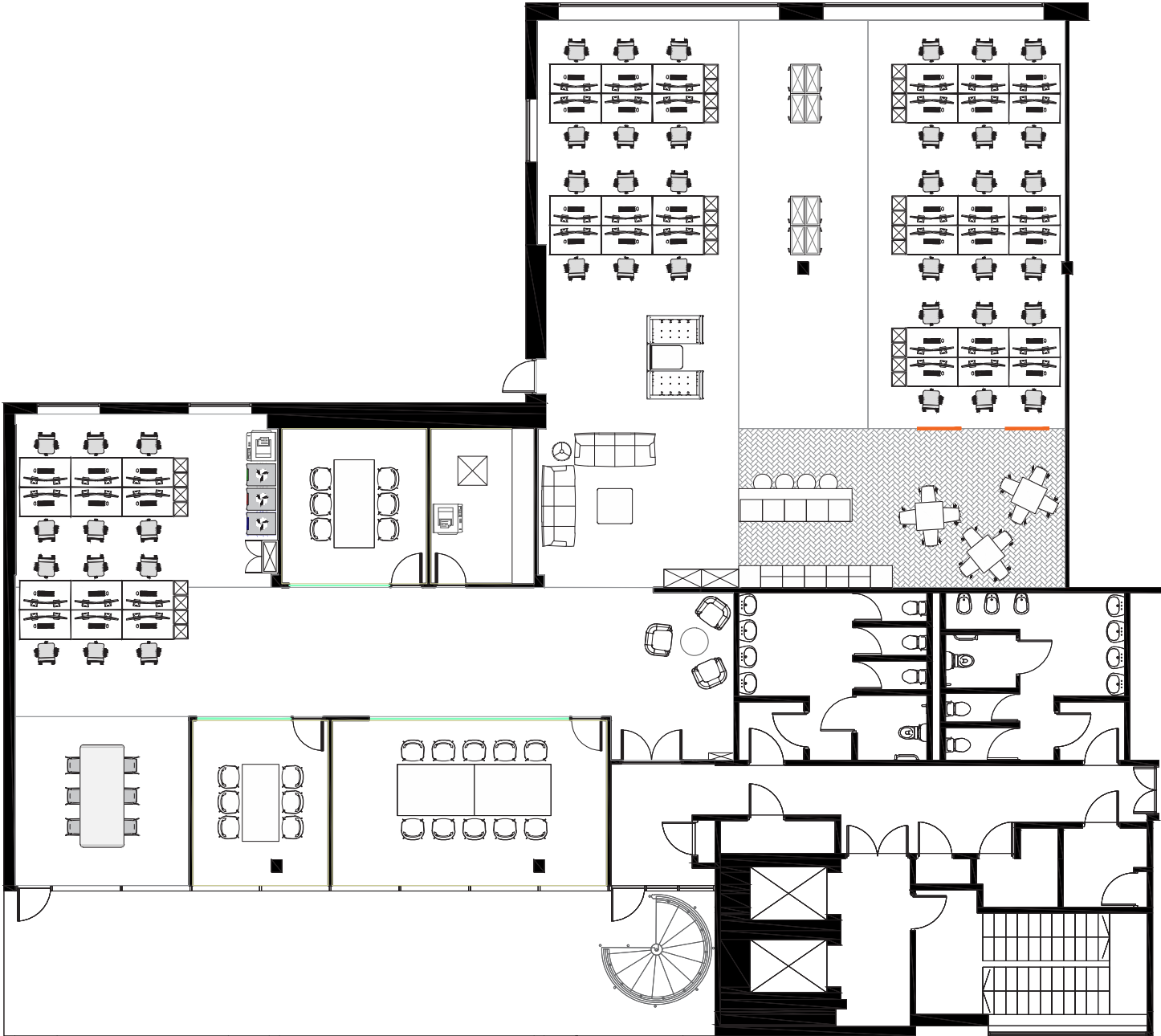
Just a short stroll from the numerous amenities clustered around Sandhill and those around Central Station, West One benefits from an enviable location on the River Tyne.

The popular GIN Bar, Mantra Thai Restaurant, and 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.

Suite 8a located on the 8th floor offers the following fit out:

- + 42 workstations with potential for more
- + Client waiting area
- + Social lounge / collaboration area
- + 10 person executive board room
- + 3x 6 person meeting rooms
- + Social café / breakout area
- + Server room
- + Ample storage and lockers
- + 4 car parking spaces included

## New fitted 8th floor suite



### ACCOMMODATION

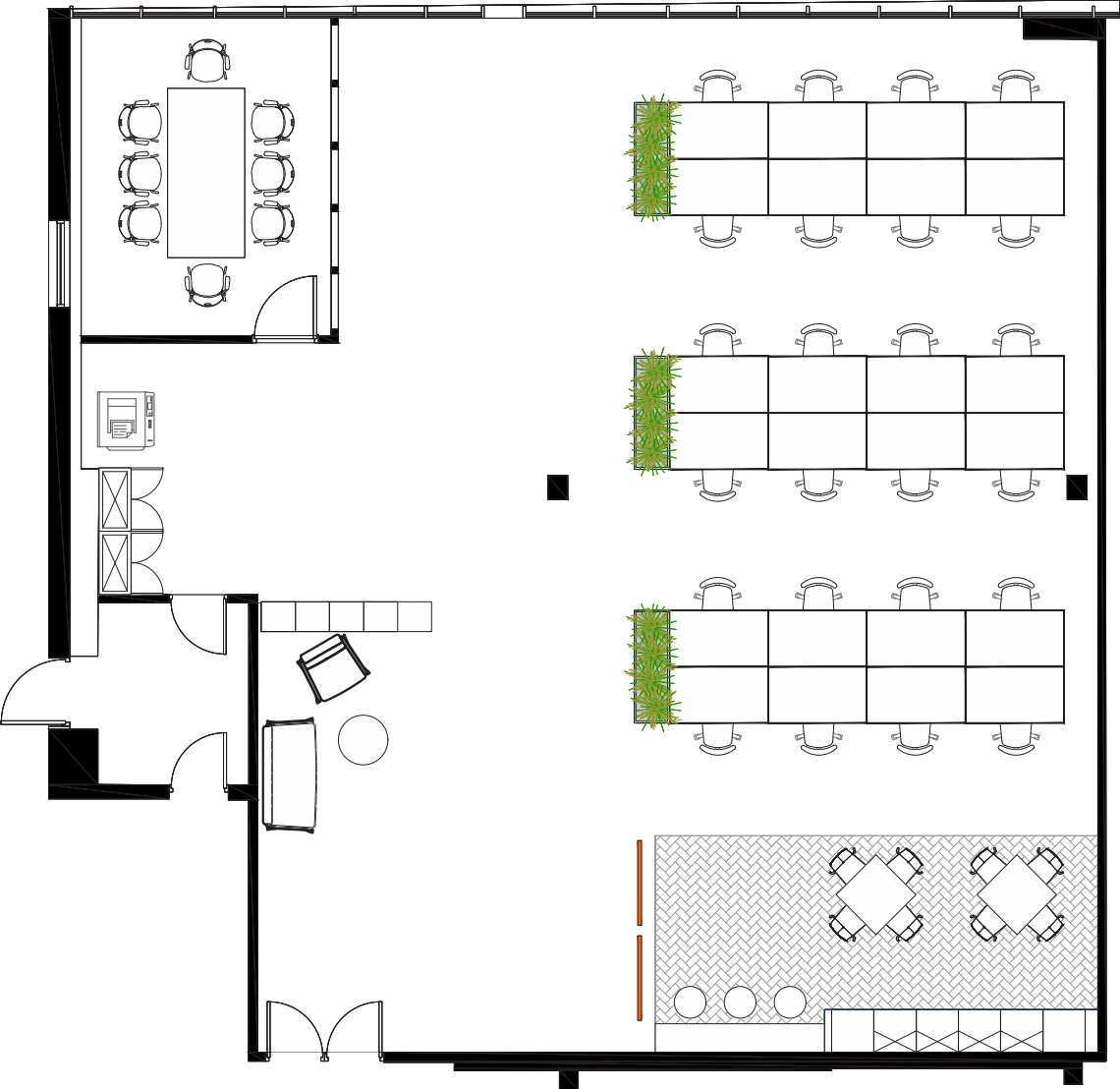
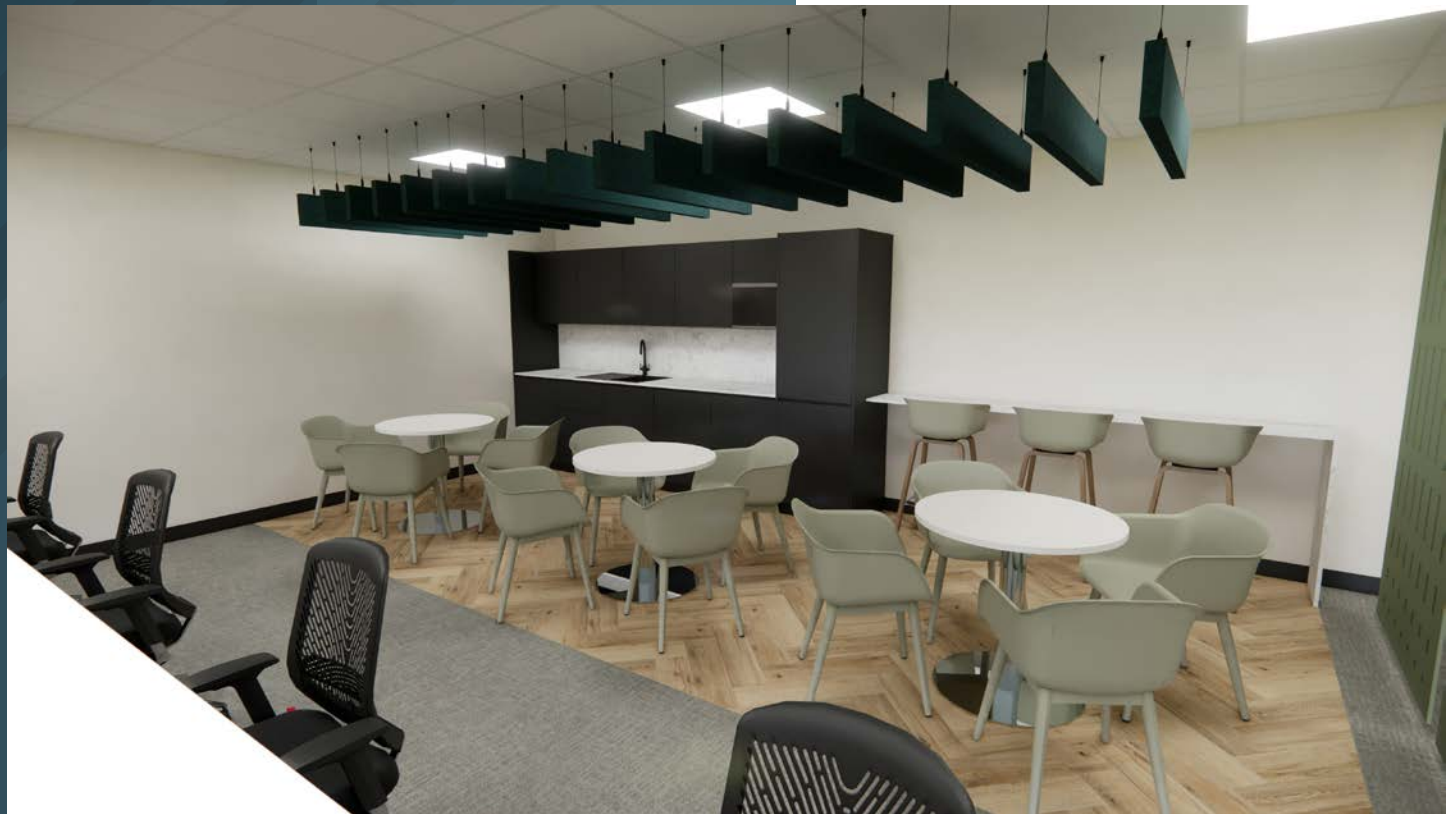
The suite benefits from the following Net Internal Floor Area:

FLOOR	SUITE	SQ M	SQ FT
Eighth Floor	Suite 8a	434	4,675

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## New 5th floor suite



Suite 5b located on the 5th floor offers the following fit out:

- + 24\* workstations with potential for more
- + Client waiting area
- + 8 person executive board room
- + Social café / breakout area
- + 2 car parking spaces included



### ACCOMMODATION

The suite benefits from the following Net Internal Floor Area:

FLOOR	SUITE	SQ M	SQ FT
Fifth Floor	Suite 5b	195	2,100



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Suite 6b - 6th floor example of fully fitted suite - Now let to [Partnerize](#)



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The remaining vacant suites in West One are due to be refurbished to a specification to include:

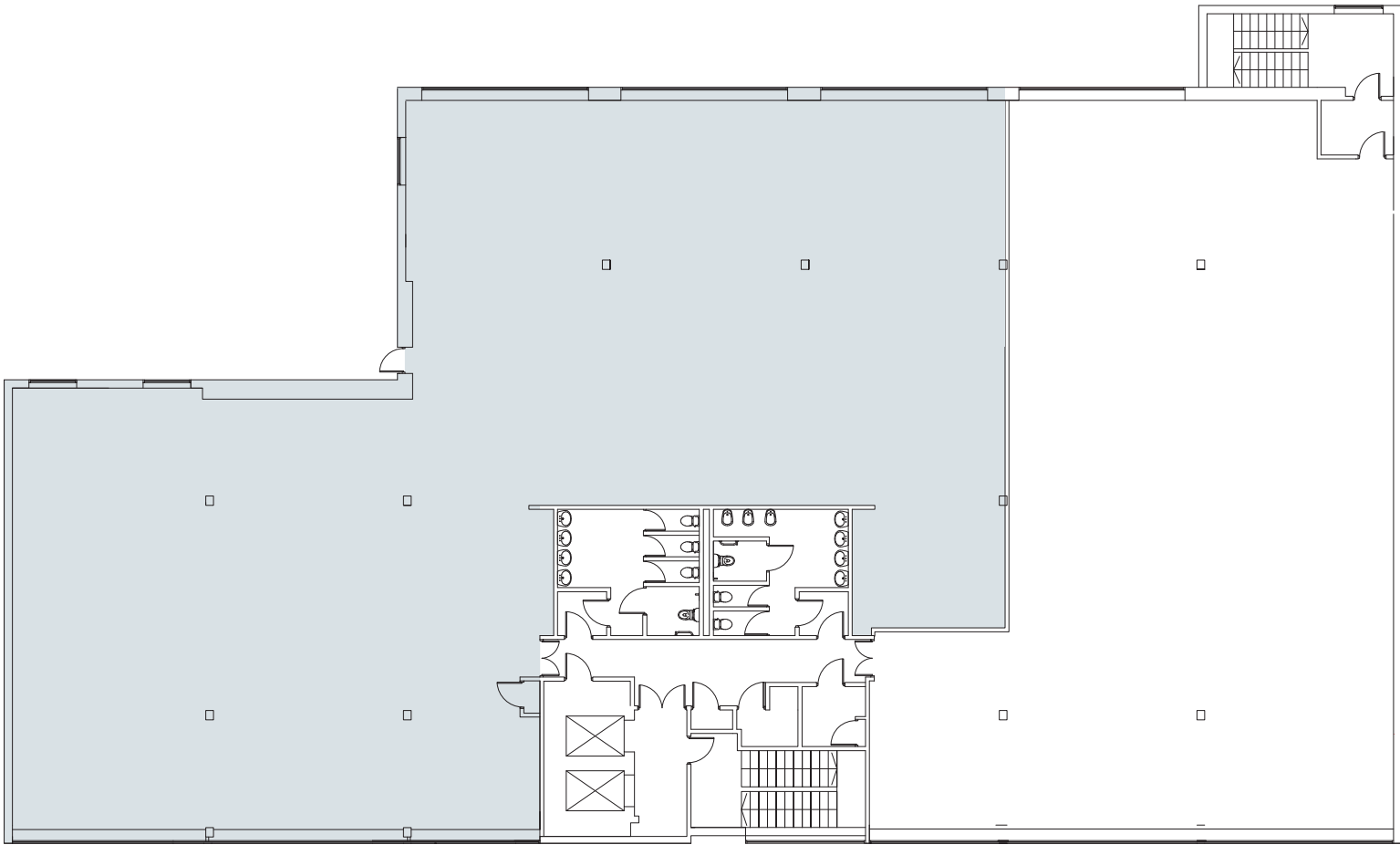
- + Redecorated
- + LED panel lighting
- + 2.7m floor to ceiling height
- + Heating and cooling via Air Conditioning
- + Suspended ceiling grid and raised access flooring
- + EPC B rating
- + Dual lift access to all floors
- + Car parking available at 1 space per 500 sq ft
- + Reception with intercom / fob access system

## ACCOMMODATION

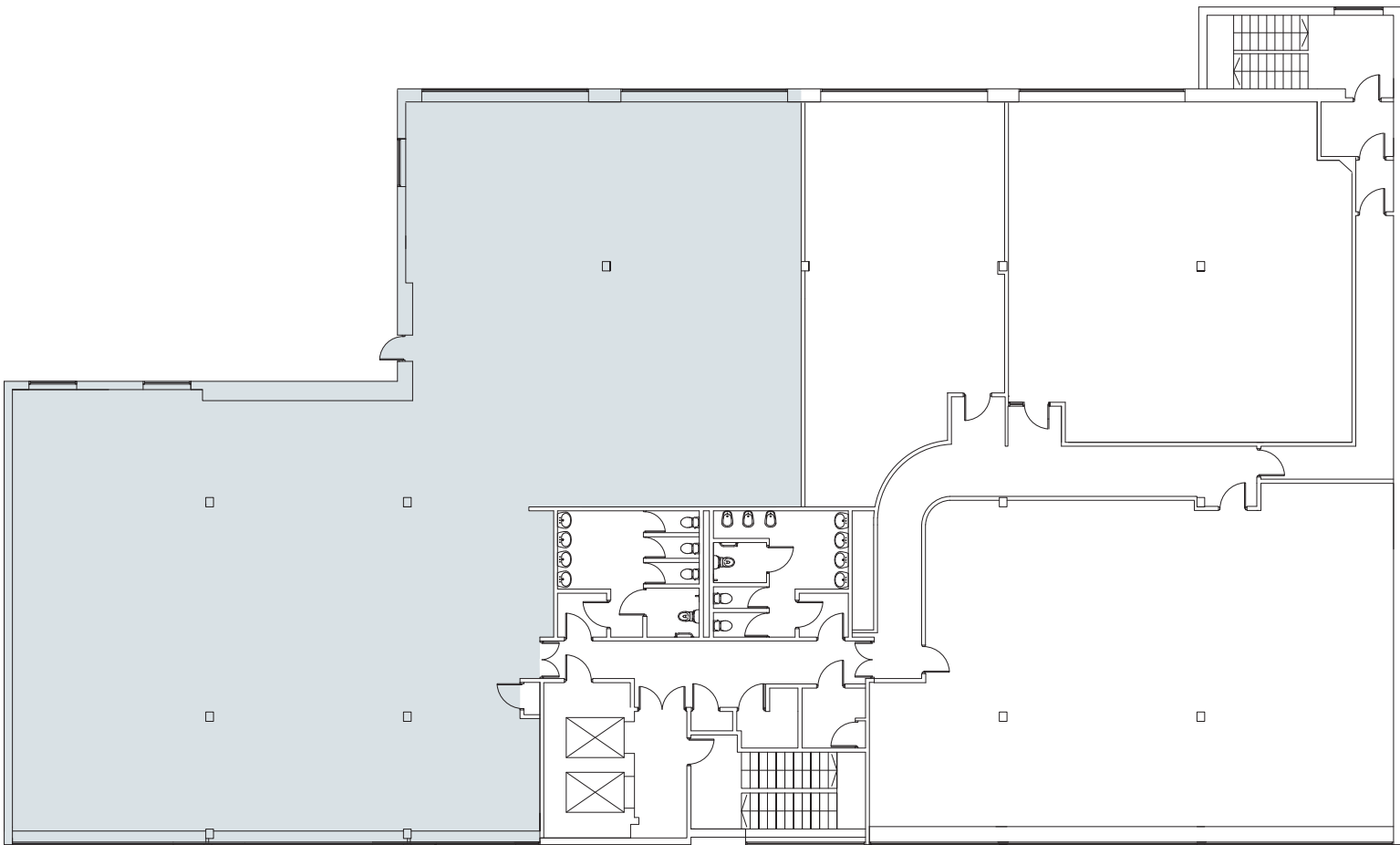
The suites benefit from the following Net Internal Floor Areas:

FLOOR	SQ M	SQ FT
8th	434	4,675
7th	529	5,694
6th	671	7,223
5th	195	2,100

6th floor



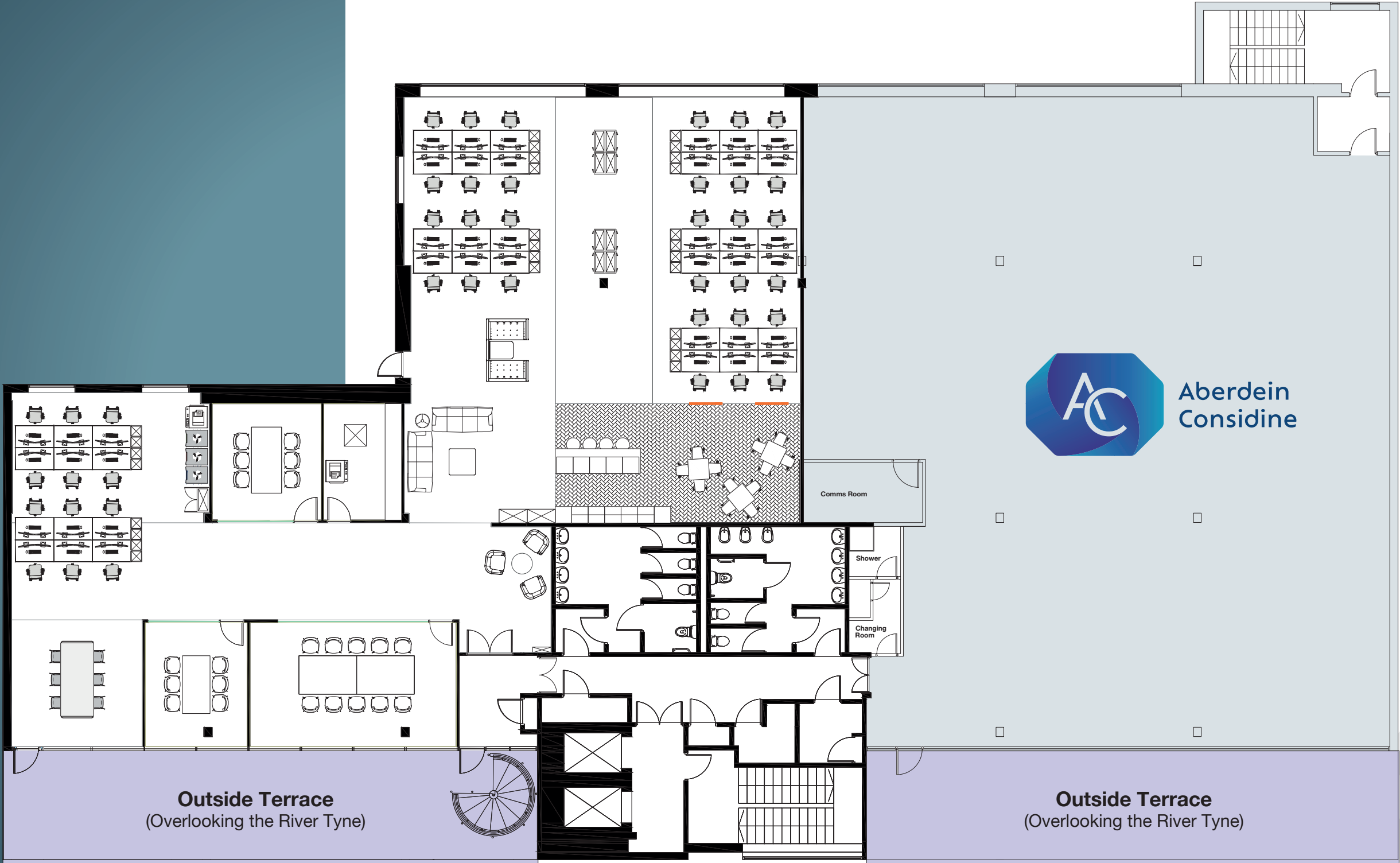
7th floor



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8th floor







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## LEASE TERMS

Negotiable and subject to covenant strength.

## RENT

On application.

## 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.



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