

WEST ONE

Newcastle upon Tyne NE1 3PA

**New 5th
floor suite**

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

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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 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

New 5th floor suite

THE RIGHT IMAGE FOR THE RIGHT COST

This is how choosing West One makes perfect financial sense for you and your business.

Rent	£46,200 pa
Rates	£15,060 pa
Budgeted service charge	£11,025 pa
Likely utilities	£5,460 pa

Gross amount per annum	£78,645
Gross amount per month	£6,553

Number of workstations	24
Workstations per month	£273
Workstation per week	£63

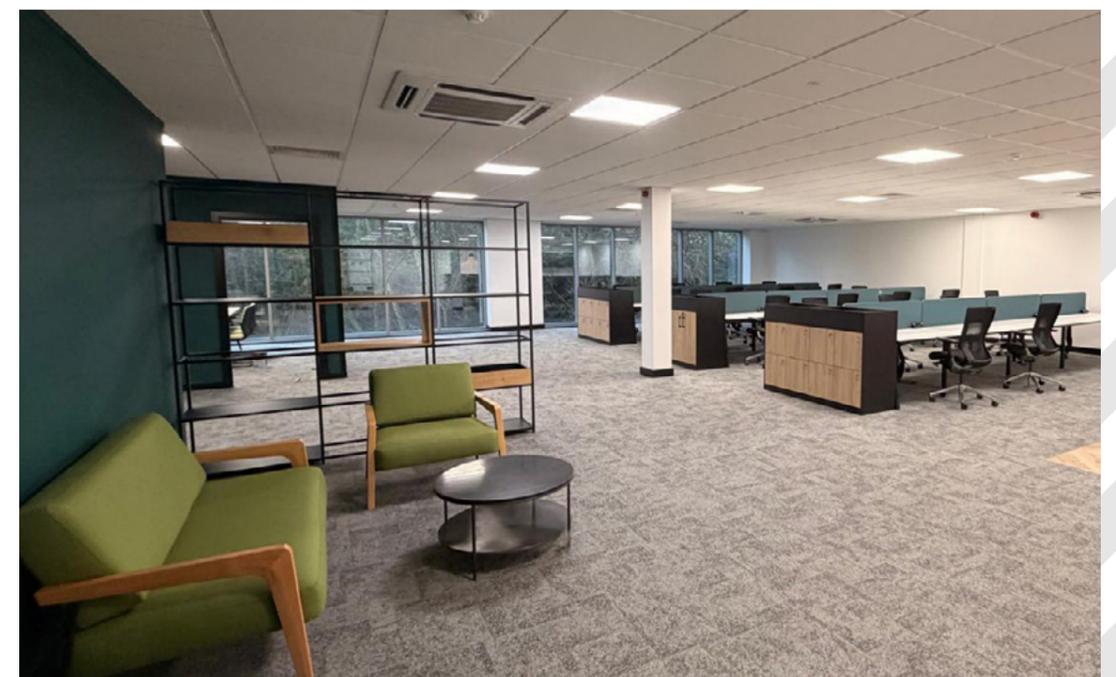
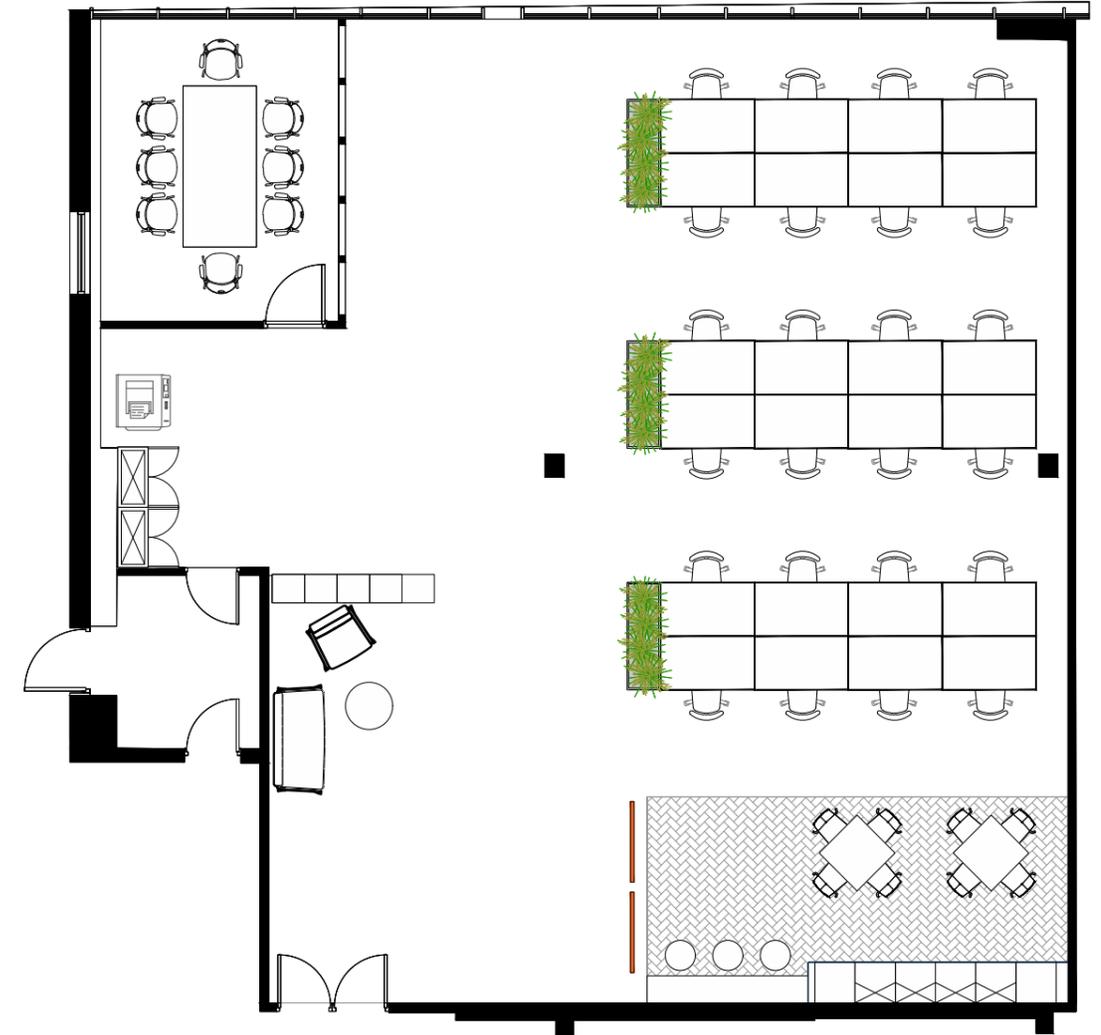
Can you afford NOT considering relocating to this fabulous suite???

The rates, service charge and utilities above are approximate figures and have been provided for guidance purposes only.

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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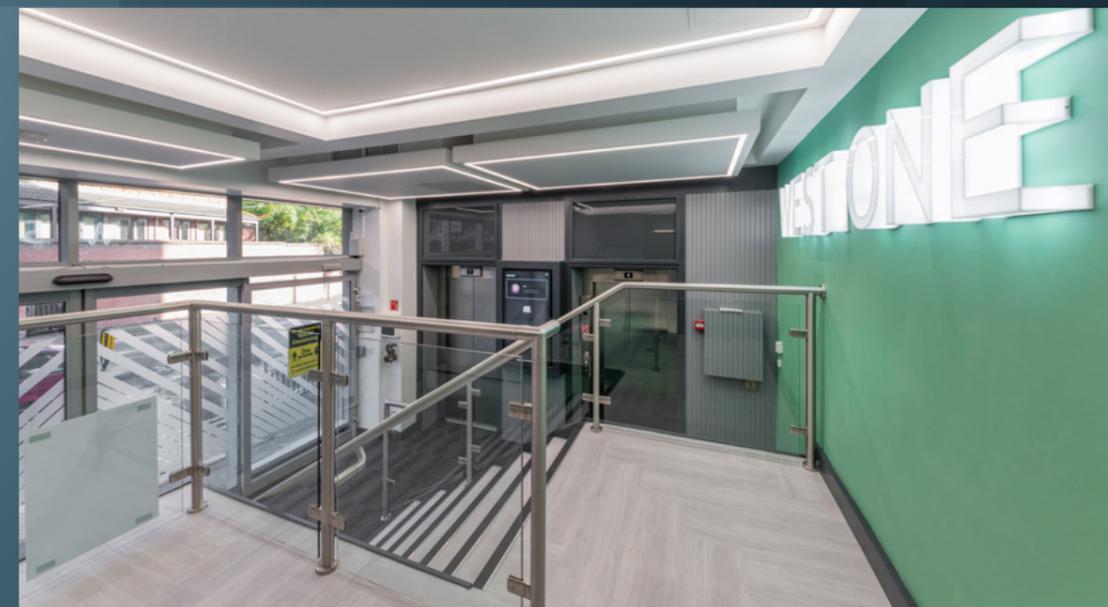


Suite 5b - 5th floor



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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.



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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