WEST ONE

Newcastle upon Tyne NE1 3PA

5th floor suite

Fully fitted, beautifully crafted, contemporary, riverside workspace with views over the River Tyne

AVAILABLE TO RENT

VIEW VIDEO WALKTHROUGH

WEST ONE

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Spacious fitted suite, 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	£39,900 pa
Rates	£15,060 pa
Budgeted service charge	£11,025 pa
Likely utilities	£5,460 pa

Gross amount per annum	£71,445
Gross amount per month	£5,953

Number of workstations	24
Workstations per month	£248
Workstation per week	£57

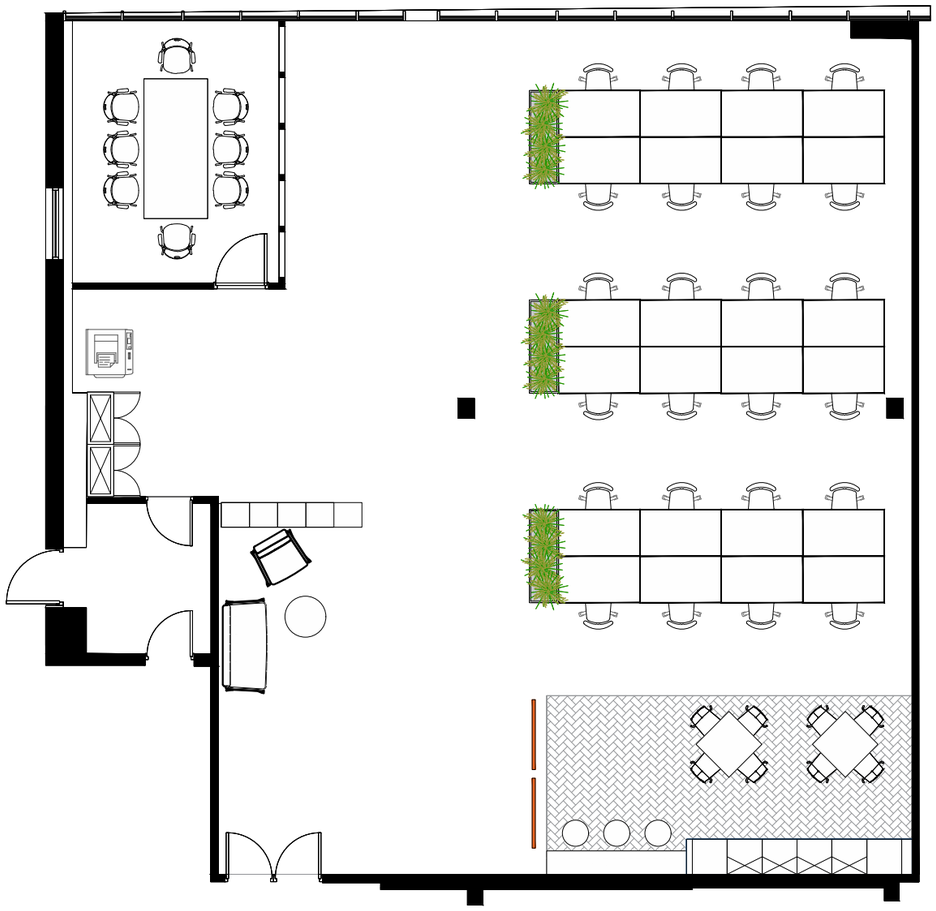
Can you afford NOT considering relocating to this fabulous suite???

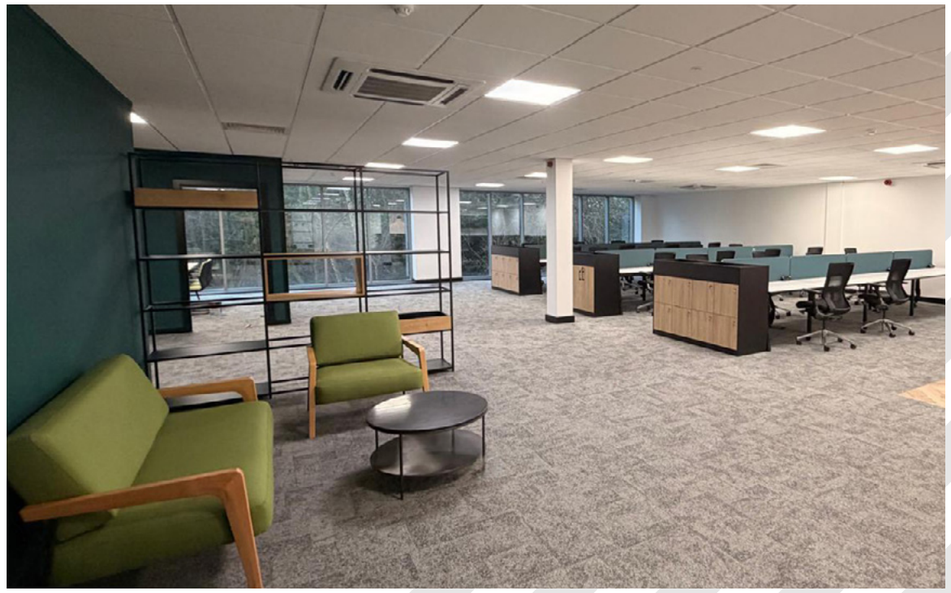
The rates, service charge and utilities above are approximate figures and have been provided for guidance purposes only, and are exclusive of VAT.

ACCOMMODATION

The suite benefits from the following Net Internal Floor Area:

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





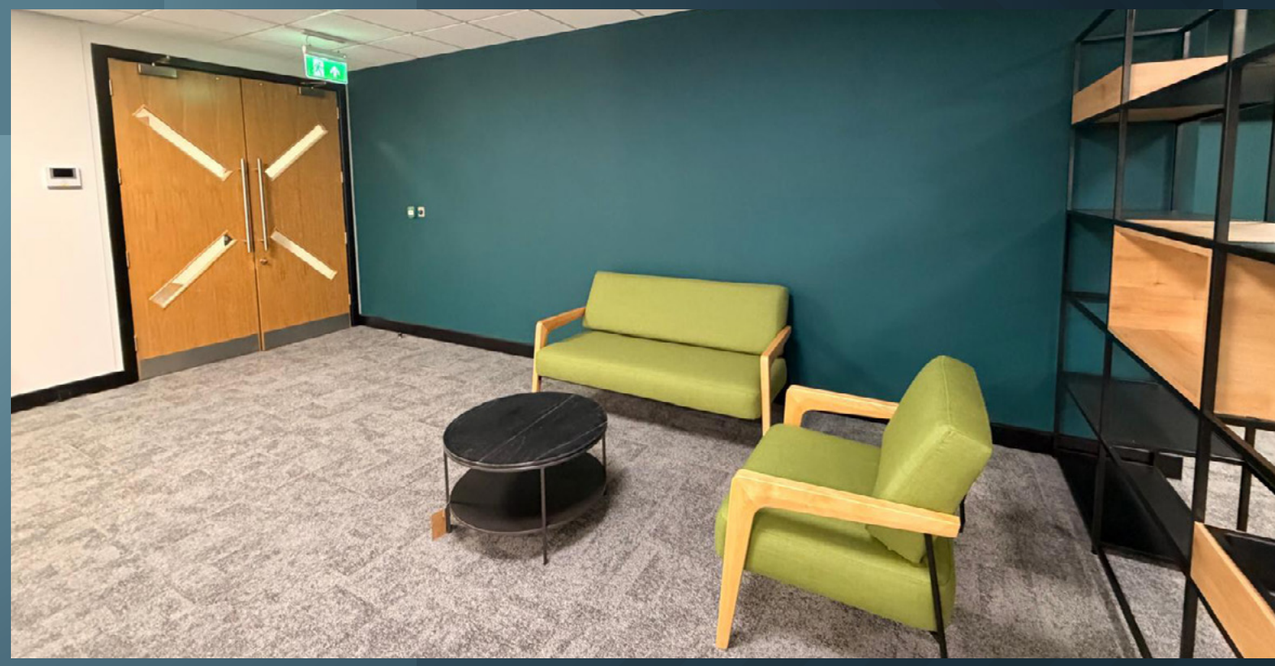
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Suite 5b - 5th floor





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