

# WEST ONE

Newcastle upon Tyne NE1 3PA

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## 8th floor suite

Fully fitted,  
beautifully crafted,  
contemporary,  
riverside workspace  
with outside amenity  
space and views  
over the River Tyne

**AVAILABLE TO RENT**

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VIEW VIDEO  
WALKTHROUGH

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

- + 48 workstations with potential for more
- + Client waiting area
- + Social lounge / collaboration area
- + 12 person executive board room
- + 2x 6 person meeting rooms
- + Fitted kitchen and seating
- + Server room
- + Ample storage and lockers
- + 4 car parking spaces included

New fitted 8th 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	£99,462
Rates payable	£34,360
Budgeted service charge	£24,550
Likely utilities	£11,303
Gross amount per annum	£169,674

Workstations	48
Workstation per year	£3,535
Workstations per calendar month	£295
Workstation per week	£68

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

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

## ACCOMMODATION

The suite benefits from the following Net Internal Floor Area:

FLOOR	SUITE	SQ M	SQ FT
Eighth Floor	Suite 8a	420	4,521



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WALKTHROUGH**



Suite 8b - 8th floor

# WEST ONE

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8th floor





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