



# WEST ONE

Newcastle upon Tyne NE1 3PA

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**We've taken the headache out of your fit out.**

**Your new, fully furnished, fully fitted office with no capital outlay.**

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**READY FOR IMMEDIATE OCCUPATION**

# WEST ONE

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The first fully fitted suite gifted by a Landlord in the heart of the City Centre.

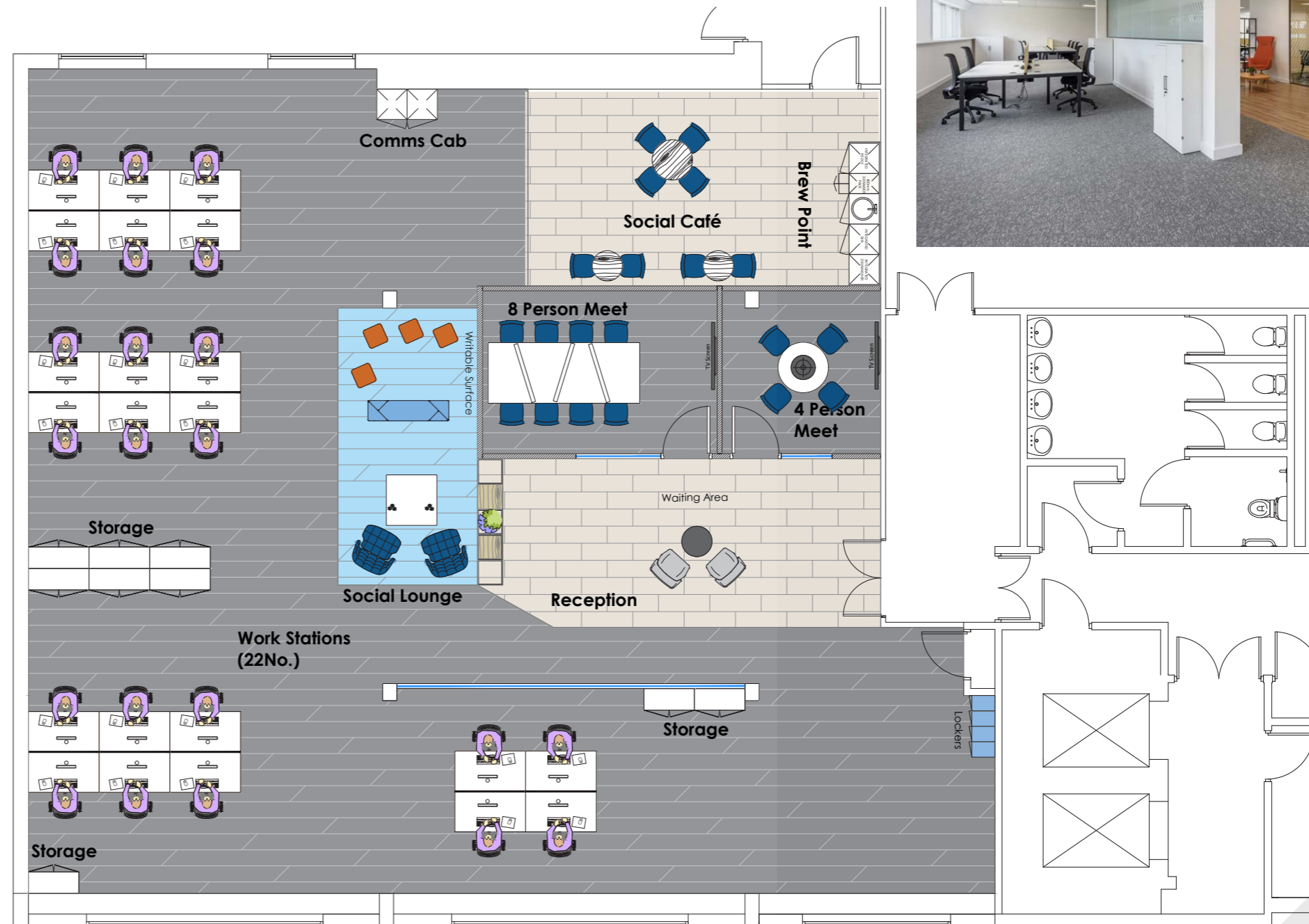
Just a short stroll from the numerous amenities clustered around Sandhill and those around Central Station, West One benefits from an enviable location on the River Tyne.

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:

- + 22 workstations (with potential for more)
- + Reception area
- + Social lounge / collaboration area
- + 8 person executive board room
- + 4 person meeting room
- + Social café / Breakout area
- + Expansion area
- + Ample storage and lockers
- + Car parking

## Layout



### LEASE TERMS

Negotiable and subject to covenant strength.

### RENT

From only £60,000 per annum, that is under £52.50 per week per workstation 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.

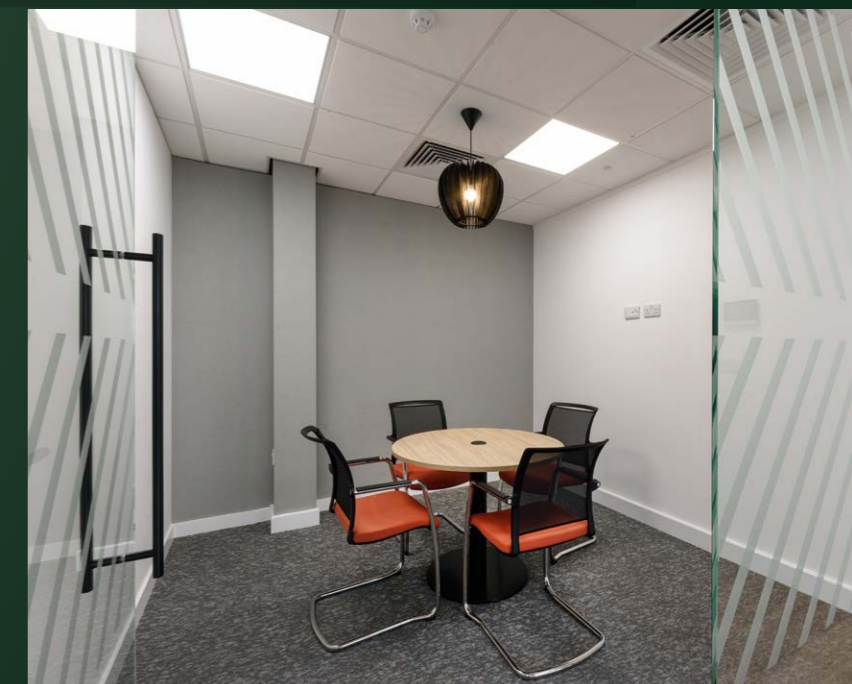
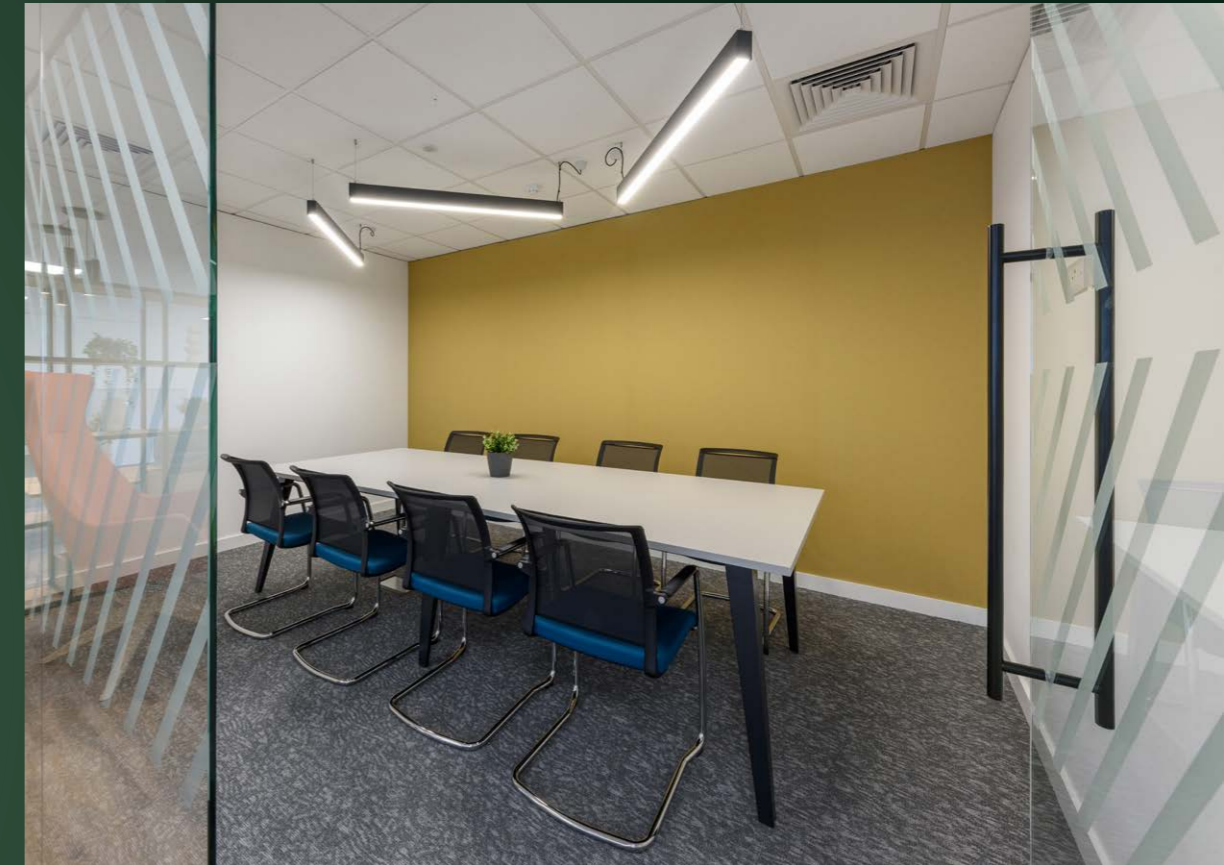
### ACCOMMODATION

The suite benefits from the following Net Internal Floor Area:

FLOOR	SUITE	SQ M	SQ FT
Fifth Floor	Suite 5.1	275	2,962

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**Schedule a viewing  
to avoid disappointment.  
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