

# WEST ONE

Newcastle upon Tyne NE1 3PA

---

**We are pleased to announce our latest fully fitted suite at West One.**

**Taking the headache out of your fit out.**

---



**VIEW VIDEO WALKTHROUGH**

# WEST ONE

Newcastle upon Tyne NE1 3PA

**Spacious fully fitted suite in West One, gifted 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 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:**

- + 42 workstations with potential for more
- + Reception area
- + Social lounge / collaboration area
- + 8 person executive board room
- + 4 person meeting room
- + 6 person meeting room
- + Social café / breakout area
- + Server room
- + Ample storage and lockers
- + 4 car parking spaces included

## Layout



### LEASE TERMS

Negotiable and subject to covenant strength.

### RENT

**Asking rent: £85,000 per annum, 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
Sixth Floor	Suite 6b	421	4,533

# WEST ONE

Newcastle upon Tyne NE1 3PA





# YOUR FLEXIBLE, FULLY FITTED 4,533 SQ FT SUITE IN NEWCASTLE CITY CENTRE

## CONTACT JOINT AGENTS BELOW FOR FURTHER INFORMATION:



**PATRICK MATHESON**

T: 0191 594 5015

[patrick.matheson@knightfrank.com](mailto:patrick.matheson@knightfrank.com)

**PARKER KNIGHTS**

REAL ESTATE

**MICHAEL DOWNEY**

T: 0191 649 8924

[mdowney@parkerknights.co.uk](mailto:mdowney@parkerknights.co.uk)

IMPORTANT NOTICE: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Brochure: May 2024.