

TO LET

The Beacon, Westgate Road, Newcastle
Upon Tyne, NE4 9PQ



Flexible Office Space

From 200 to 2,000 ft²

- On site car parking
- Great transport links
- Shared Kitchen area
- Breakout space
- Each room is individually alarmed

For further information please contact:

John Cranshaw

E: john.cranshaw@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1569

Jessica Ross

E: jessicaross@naylorsgavinblack.co.uk

DD: +44 (0)7702 528881

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

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Location

The Beacon is located on Westgate Road, on the junction of Wingrove Road. Westgate Road is one of the main routes in and out of the city centre. The Beacon is situated in a populated area with office and shops close by.

The Beacon is a short 10-minute bus journey from the city centre and only a 5 minute drive from the A1 (M).

Description

The Beacon is a modern business centre providing affordable and flexible office space which benefits from easy access to Newcastle City Centre.

The offices benefit from the following specification:

- Impressive reception area with 24/7 access
- Individual offices available in a range of sizes
- Air conditioning
- Co-working and virtual office facilities
- Shower/WC facilities
- Shared kitchen facilities

Tenure

The property is available to let on 3 year tenancy agreements.

EPC

The property has an EPC rating of B 47.

Accommodation

Current availability with The Beacon is as follows:

	SQM	SQFT	£ PCM
Office 7	28.9	312	£700.00
Office 10	18.8	202.29	£456.75
Office 13	20	215.20	£483.75
Office 19	22.4	241.02	£542.30
Office 20	26.1	281.88	£630.00
Office 22	48.7	542.01	£1,179.00
Pod 2	8.8	94.69	£277.08
Pod 4	7.8	83.93	£245.00
Bistro	99.87	1,074.97	£1,083.33

*Rents are inclusive of heating, electric and service charge

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

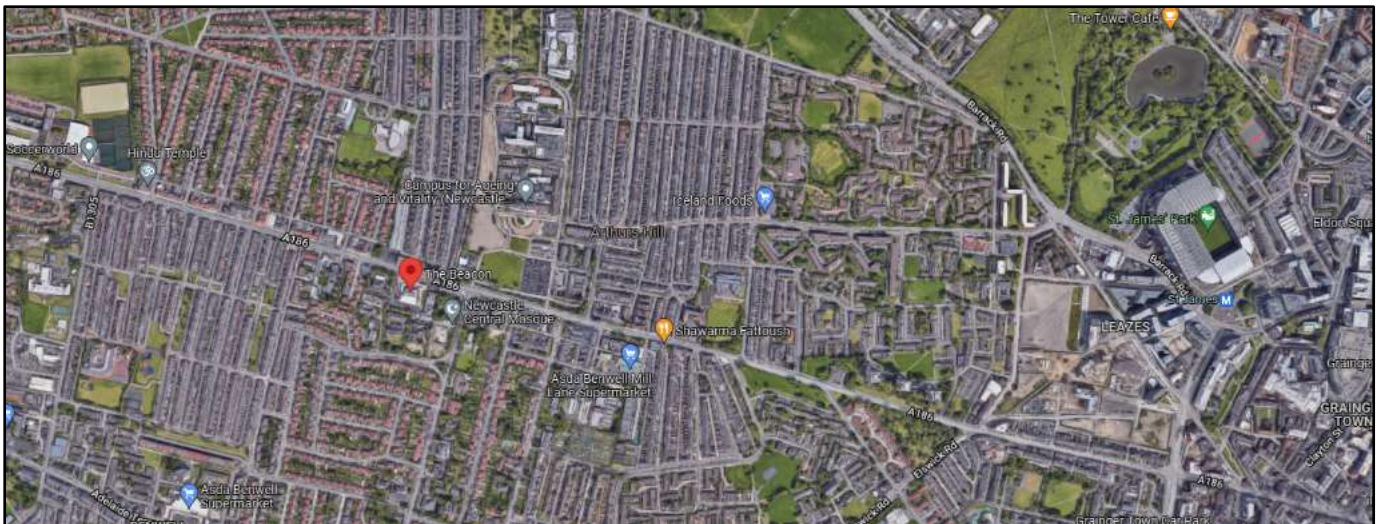
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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