

# WEST ONE

Newcastle upon Tyne NE1 3PA

**High quality city centre office offering a range of suites including premium CAT B fully fitted options.**

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Spacious fitted and un-fitted suites available in West One, offered 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.

**Suite 6b located on the 6th floor offers the following fit out:**

- + 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

## Suite 6b – 6th floor



**VIEW VIDEO  
WALKTHROUGH**

### ACCOMMODATION

The suite benefits from the following Net Internal Floor Area:

FLOOR	SUITE	SQ M	SQ FT
Sixth Floor	Suite 6b	421	4,533

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Suite 6b – 6th floor

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The remaining vacant suites in West One are due to be refurbished to a CAT A specification to include:

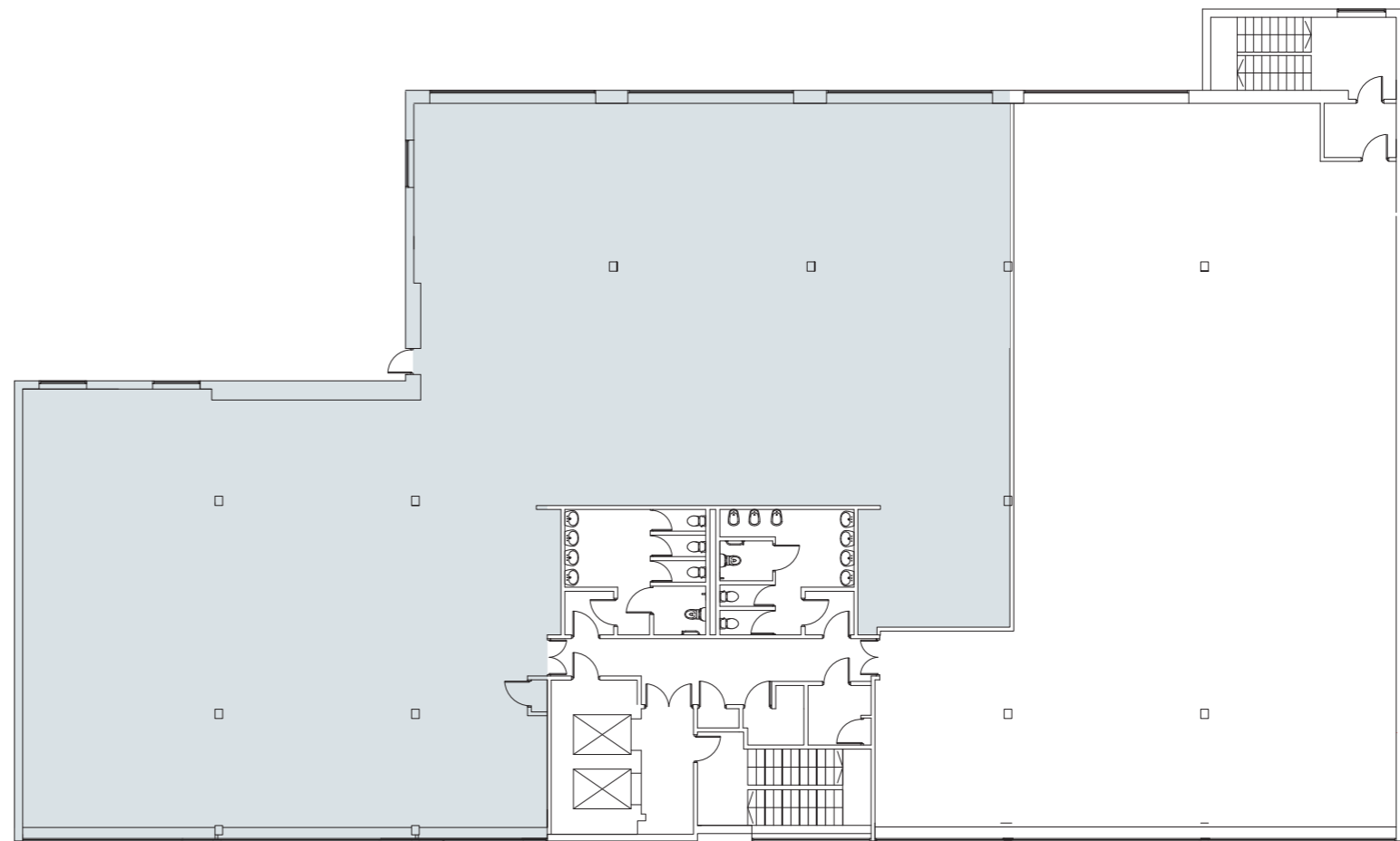
- + Redecorated
- + LED panel lighting
- + 2.7m floor to ceiling height
- + Heating and cooling via Air Conditioning
- + Suspended ceiling grid and raised access flooring
- + EPC B rating
- + Dual lift access to all floors
- + Car parking available at 1 space per 500 sq ft
- + Reception with intercom / fob access system

## ACCOMMODATION

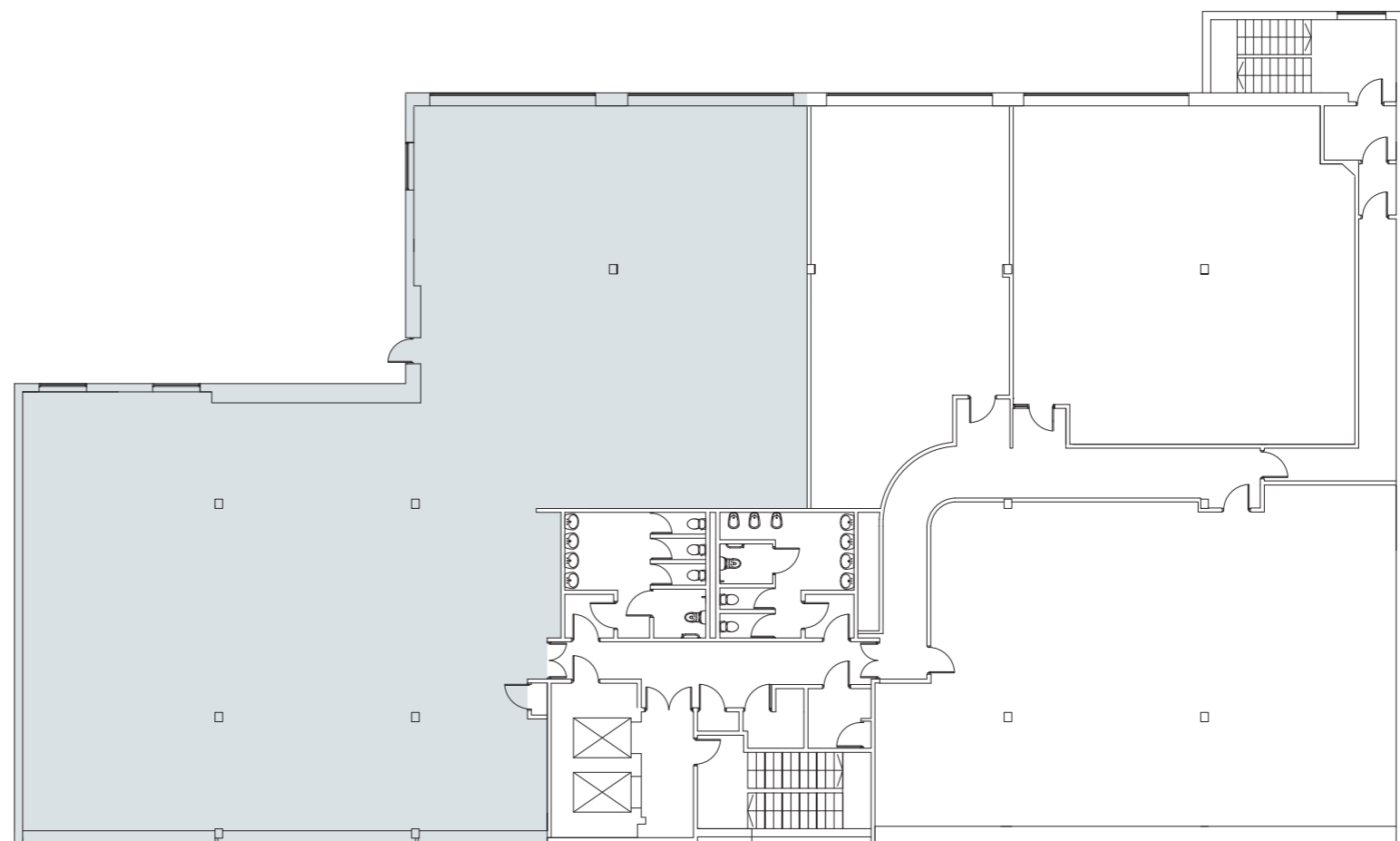
The suites benefit from the following Net Internal Floor Areas:

FLOOR	SQ M	SQ FT
8th	1,017	10,947
7th	529	5,694
6th	671	7,223
5th	199	2,150

6th floor



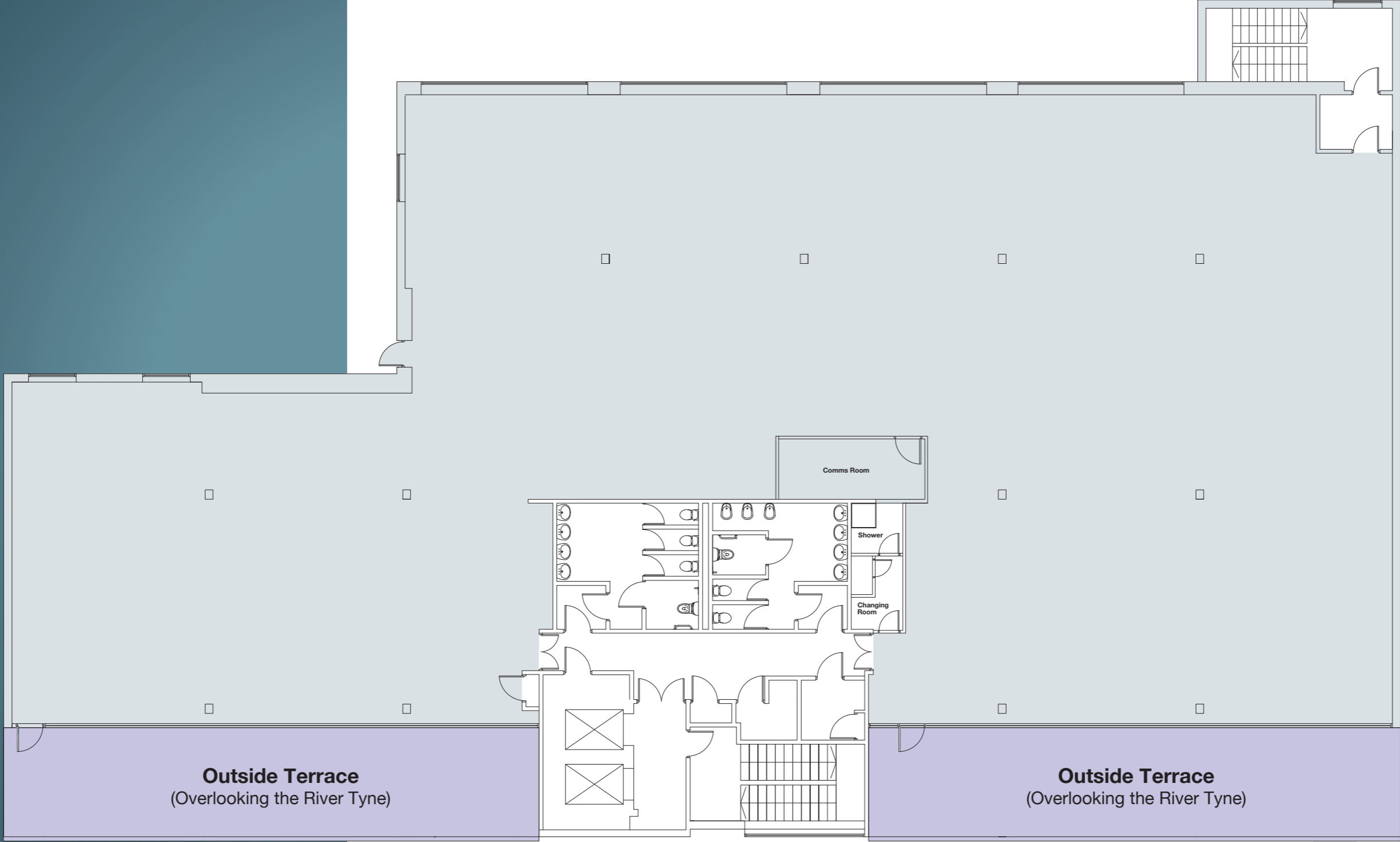
7th floor



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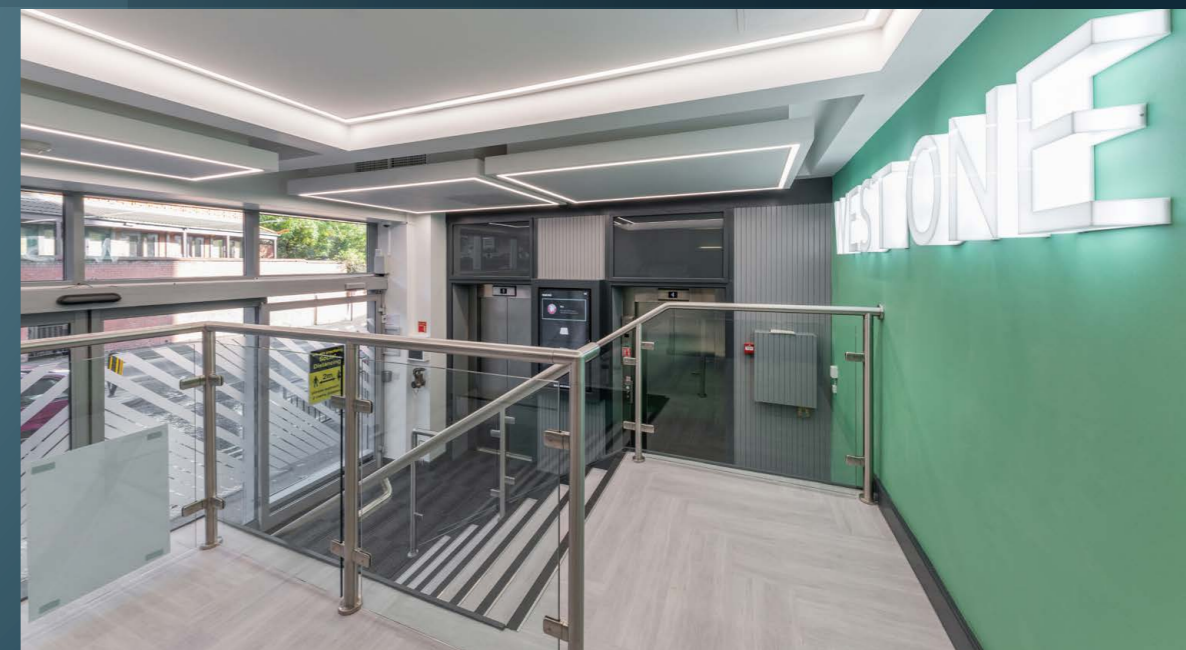
## 8th floor





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## LEASE TERMS

Negotiable and subject to covenant strength.

## RENT

On application.

## 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.



**PATRICK MATHESON**

T: 0191 594 5015

patrick.matheson@knightfrank.com

**PARKER KNIGHTS**

REAL ESTATE

**MICHAEL DOWNEY**

T: 0191 649 8924

mdowney@parkerknights.co.uk

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