

TO LET

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



Flexible Office Space

215 - 1,491 Sq Ft (19.97 – 138.52 Sq M)

- On Site Car Parking
- Manned Reception
- Shared Kitchen Area
- Breakout Space
- Alarmed Rooms

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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

Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
Room 11	215	19.97
The Salon	359	33.35
Room 1	1,177	109.34
Room 24	1,491	138.51
The Hub	1,014	94.2
Artisan Unit 10 & 11	402	37.35

Virtual Tenancies available at £60 per month and virtual business address for £40 per month.

Co-working space available for £12 per day or £70 per

month.

Rent

Rents are inclusive of heating, electric and service charge.

	Rent Per Annum
Room 11	£6,766
The Salon	£10,770
Room 1	£29,425
Room 24	£31,311
The Hub	£21,736
Artisan 10 & 11	£10,050

*All rents are exclusive of VAT

Service Charge

The quoted rent is all-inclusive, meaning the service charge is included.

EPC

The property has an EPC rating of B 47.

Legal Costs

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

VAT

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

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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