

TO LET

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



Flexible Office Space

From 84 to 1,177ft²

- On site car parking
- Great transport links
- 24/7 access to the building
- Breakout space
- Individually alarmed office and artisan units

For further information please contact:

Ellie Combe

E: ellie.combe@naylorsgavinblack.co.uk

DD: +44 (0)7544 655 575

Jessica Ross

E: jessicaross@naylorsgavinblack.co.uk

DD: +44 (0)7702 528881

2nd Floor,

One Strawberry Lane

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

TO LET

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

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 dynamic business centre providing affordable and flexible office and artisan units for rent. The centre has meeting rooms and conference facilities within the building (offered to tenants at a discounted rate) with an onsite bistro to grab a quick lunch or to meet with clients outside of the office.

The offices benefit from the following specification:

- Individual offices available in a range of sizes
- Air conditioning
- Co-working and virtual office facilities
- Shower/WC facilities

EPC

The property has an EPC rating of B 47.

Accommodation

Current availability with The Beacon is as follows:

	SQM	SQFT	£ PCM
Pod 4	7.80	84	£262.50 + VAT
Pod 3	7.62	82	£256.25 + VAT
Room 21	35.02	377	£942.50 + VAT
Room 1	109.35	1177	£2425 + VAT

*Rents are inclusive of heating, electric and service charge

Additional Services

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.

Legal Costs

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

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.

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.

TO LET

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



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order