



## Flexible Office Space

From 215 to 1,177ft<sup>2</sup>

- 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:

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## 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
Room 11	19.97	215	£537.50 + VAT
The Salon	33.35	359	£897.50 + VAT
Room 18	59.55	641	£1602.50 + VAT
Room 1	109.35	1,177	£2,697.30 + VAT
Room 23	26.29	283	£707.50 + 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.

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