



TO LET HIGH QUALITY OFFICES



West One
Forth Banks
Newcastle upon Tyne NE1 3PA

- Flexible Office Accommodation
- On Site Car Parking Available
- Air Conditioning
- Major Refurbishment Complete
- Suites from 2,185 sq ft to 11,754 sq ft

Location

West One is a landmark office building on Forth Banks within Newcastle city centre. It is just a short stroll along the bank of the Tyne to the numerous amenities clustered on Sandhill or those back towards Newcastle Central Railway Station. For the discerning occupier, the popular GIN Bar and Mantra Thai restaurant offers a relief from those days of hard work. Numerous hotels are within easy reach for when a little longer than a day is required in the city.

For fitness, wellbeing or just relaxation, the nearby Crowne Plaza offers gym membership including access to the Mineral House Spa with its contemporary indoor swimming pool.



DESCRIPTION

West One provides high quality open plan accommodation with wonderful views of Newcastle’s urban landscape and majestic river.



The general specification includes the following:

- Fully accessible raised flooring
- Suspended ceiling with LED panel lighting
- Air conditioning
- Two 13 person passenger lifts
- High quality ladies, gents and disabled WC’s on each floor
- CCTV to entrance lobby and car park areas
- Generous secure car parking



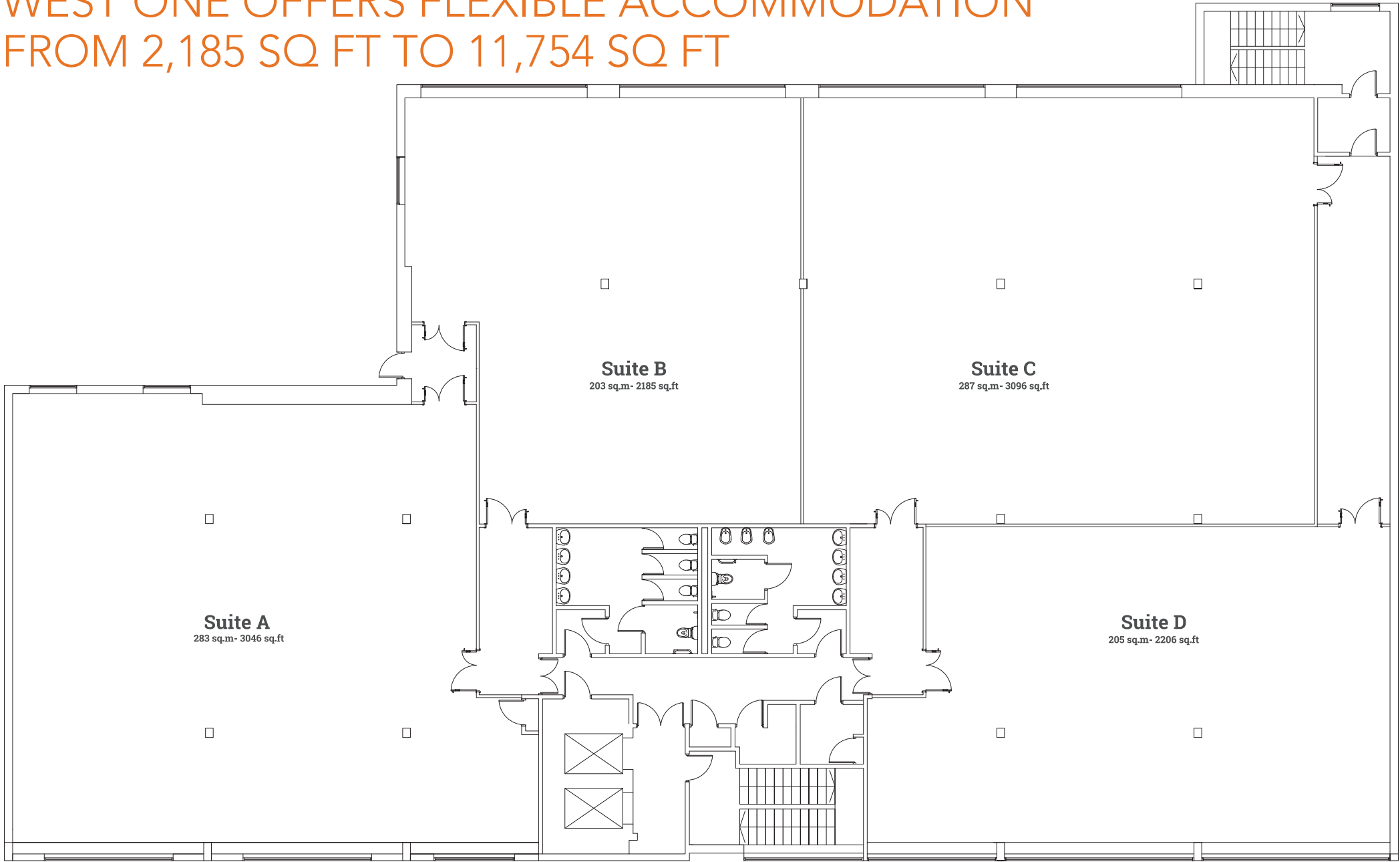
ACCOMMODATION

The fifth floor is going to be split in accordance with the following:

Suite	Sq m	Sq ft
Fifth Floor	1,092	11,754
Fifth Floor Split		
Suite A	283	3,046
Suite B	203	2,185
Suite C	287	3,096
Suite D	205	2,206



WEST ONE OFFERS FLEXIBLE ACCOMMODATION FROM 2,185 SQ FT TO 11,754 SQ FT





TENURE

Offers on a new full repairing and insuring lease with a service charge for external and common area maintenance.

RENT

Price on application.

RATEABLE VALUE

To be assessed.

LEGAL COSTS

Each party to be responsible for their own reasonable legal costs incurred in the transaction, plus all VAT thereon.

For further information or an appointment to view please contact:

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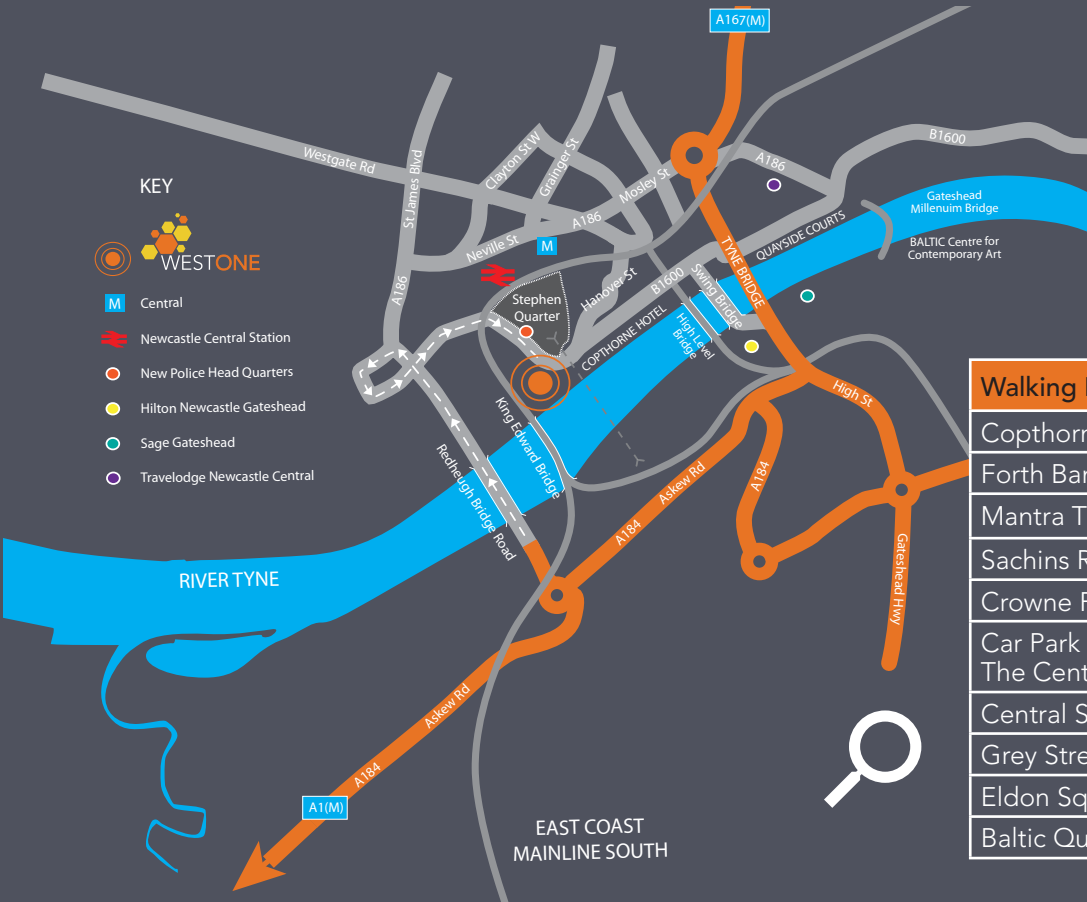
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Walking Distances	
Copthorne Hotel	1 min
Forth Bank Car Park	1 min
Mantra Thai Restaurant	1 min
Sachins Restaurant	1 min
Crowne Plaza	2 mins
Car Park at The Centre for life	5 mins
Central Station	5 mins
Grey Street	10 mins
Eldon Square	15 mins
Baltic Quay	16 mins