

To Let



The Beacon

Westgate Road, Newcastle upon Tyne, NE4 9PQ

 **naylors**

To Let

Flexible Office Space

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

- On site parking
- Manned reception
- Shared kitchen area
- Breakout space
- Alarmed rooms



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 and Rent

Room	Sq Ft	Sq M	Rent PA
Room 11	215	19.97	£6,766
The Salon	359	33.35	£10,770
Room 24	1,491	138.51	£31,311
Room 23	283	26.29	£7,075
Room 22	524	48.68	£13,100
The Hub	1,014	94.2	£21,736
Artisan			
Unit 10 & 11	402	37.35	£10,050

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.

Rents are inclusive of heating electric and service charge and 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.

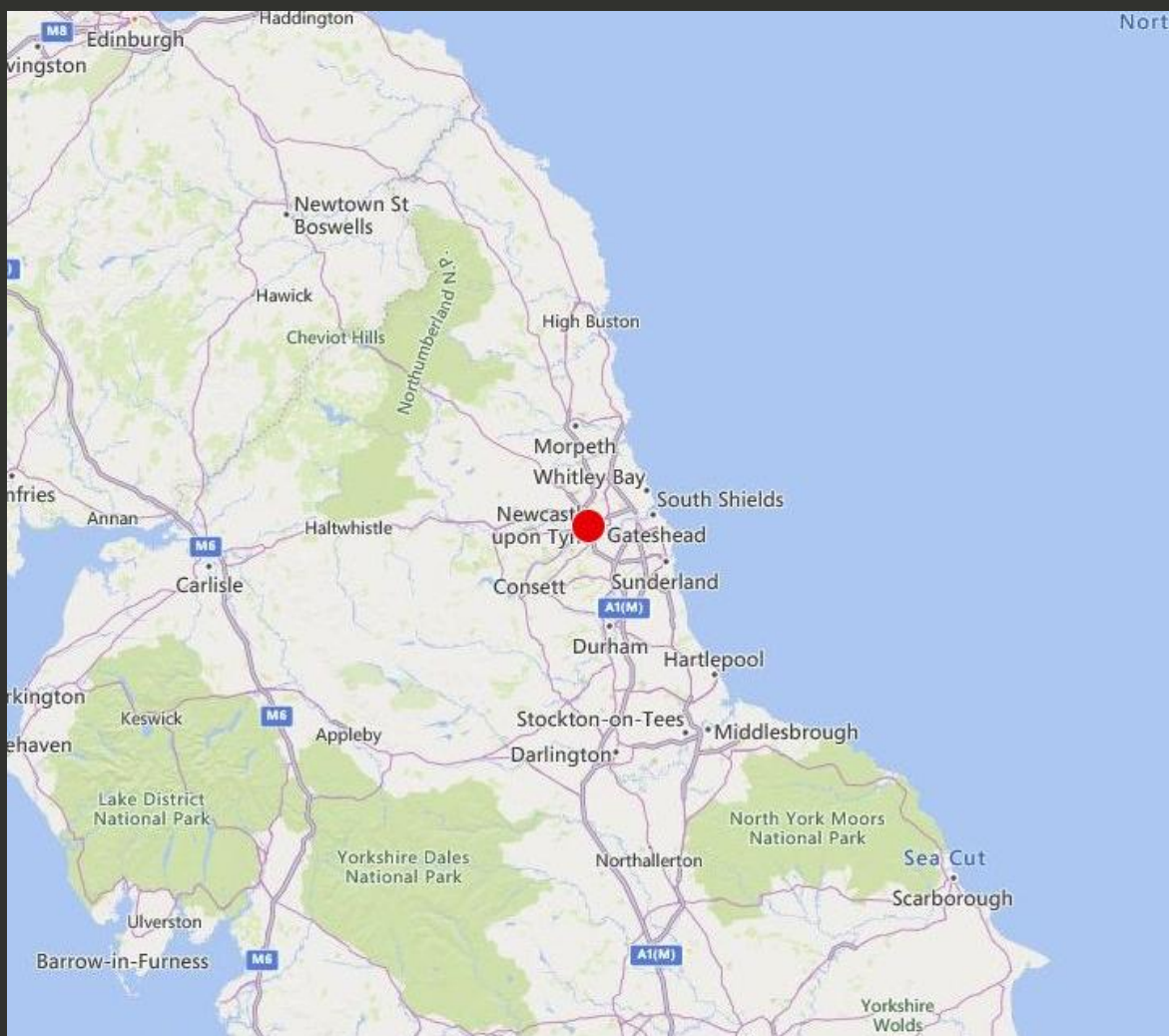
VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





NAYLORS GAVIN BLACK LLP trading as NAYLORS 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 Naylor's 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 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

For further information please contact:

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk