

## SUITE 45

Fourth Floor  
7-15 Pink Lane  
Newcastle upon Tyne  
NE1 5DW



**Specification:**                      **Size:**        **323 sq. ft.**

### City Centre location with excellent transport links

- 28 days notice, Easy in/easy out terms
- Unfurnished
- 24/7 access
- Lift
- Alarm and door entry system
- 100 meg broadband Internet (subject to monthly fee)
- Cleaning/maintenance of common areas
- Secure bike shed with WC's/showers

Service Charge is inclusive of water rates, electricity, gas, building insurance, lift maintenance, security costs, building repairs, disposal of normal office waste and maintenance of common areas.

### Not Included:

- Non Domestic Rates (Small Business Rate Relief may be available)
- Telephone Bills
- Contents Insurance



### **Suite Charges:**

	Per sq ft	Monthly	Inc VAT
Rent	£8.44	£227.18	£272.62
Service Charge	£5.16	£138.89	£166.67
<b>Total:</b>		<b>£366.07</b>	<b>£439.29</b>

### **Additional Charges:**

Key Deposit	£25.00
Door Sign	£30.00 (+ VAT)

### **For further information:**

Contact Michelle:  
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