

METRO HOUSE

Marconi Way, Gateshead NE11 9NH

Newly refurbished office suites from
1,700 to 27,616 sq ft



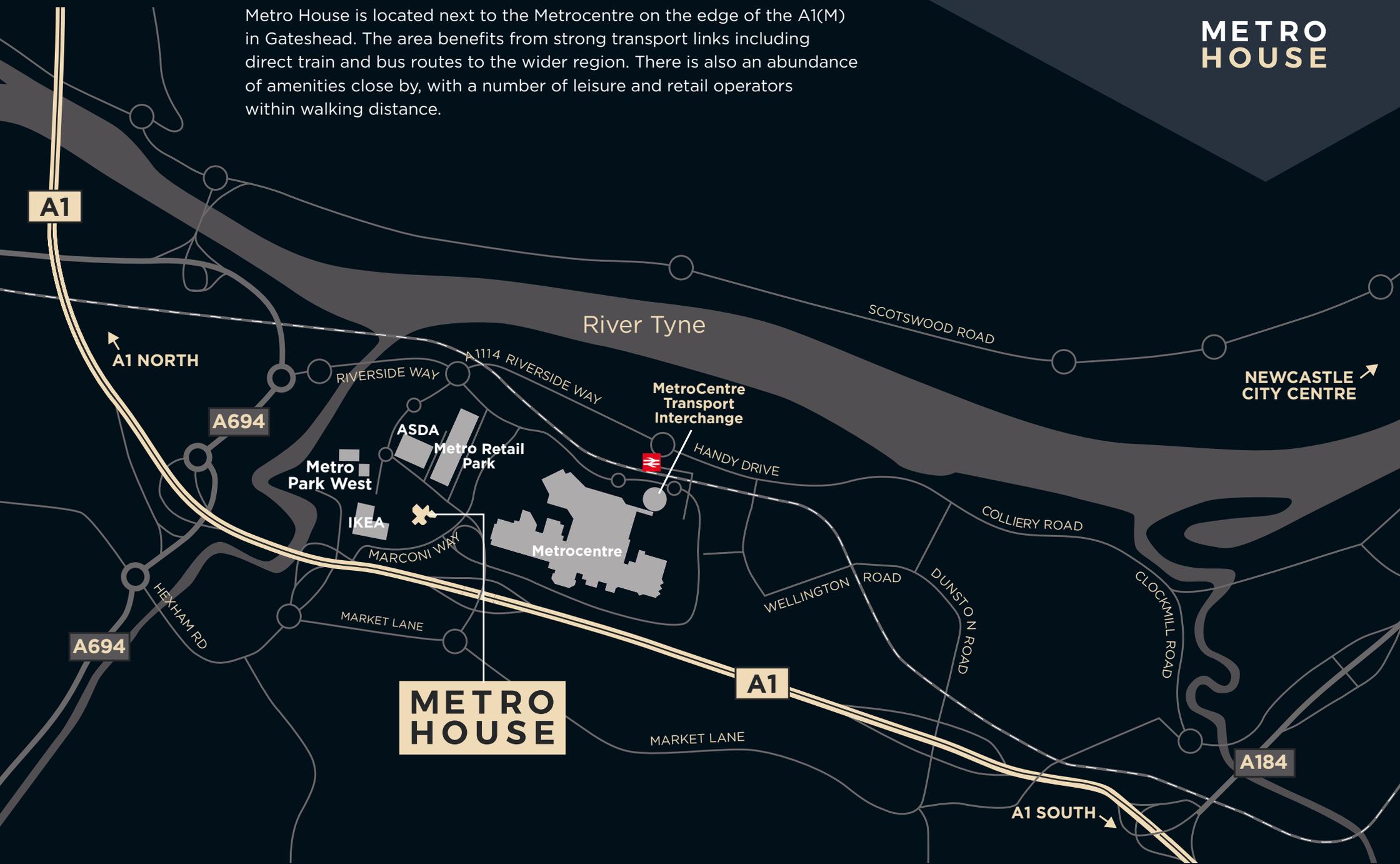
**METRO
HOUSE**

Metro House is a highly prominent multi-occupied office building located alongside the north and south A1 arterial routes with suites ranging from 1,700 to 27,616 sq ft with generous car parking.



METRO HOUSE

Metro House is located next to the Metrocentre on the edge of the A1(M) in Gateshead. The area benefits from strong transport links including direct train and bus routes to the wider region. There is also an abundance of amenities close by, with a number of leisure and retail operators within walking distance.



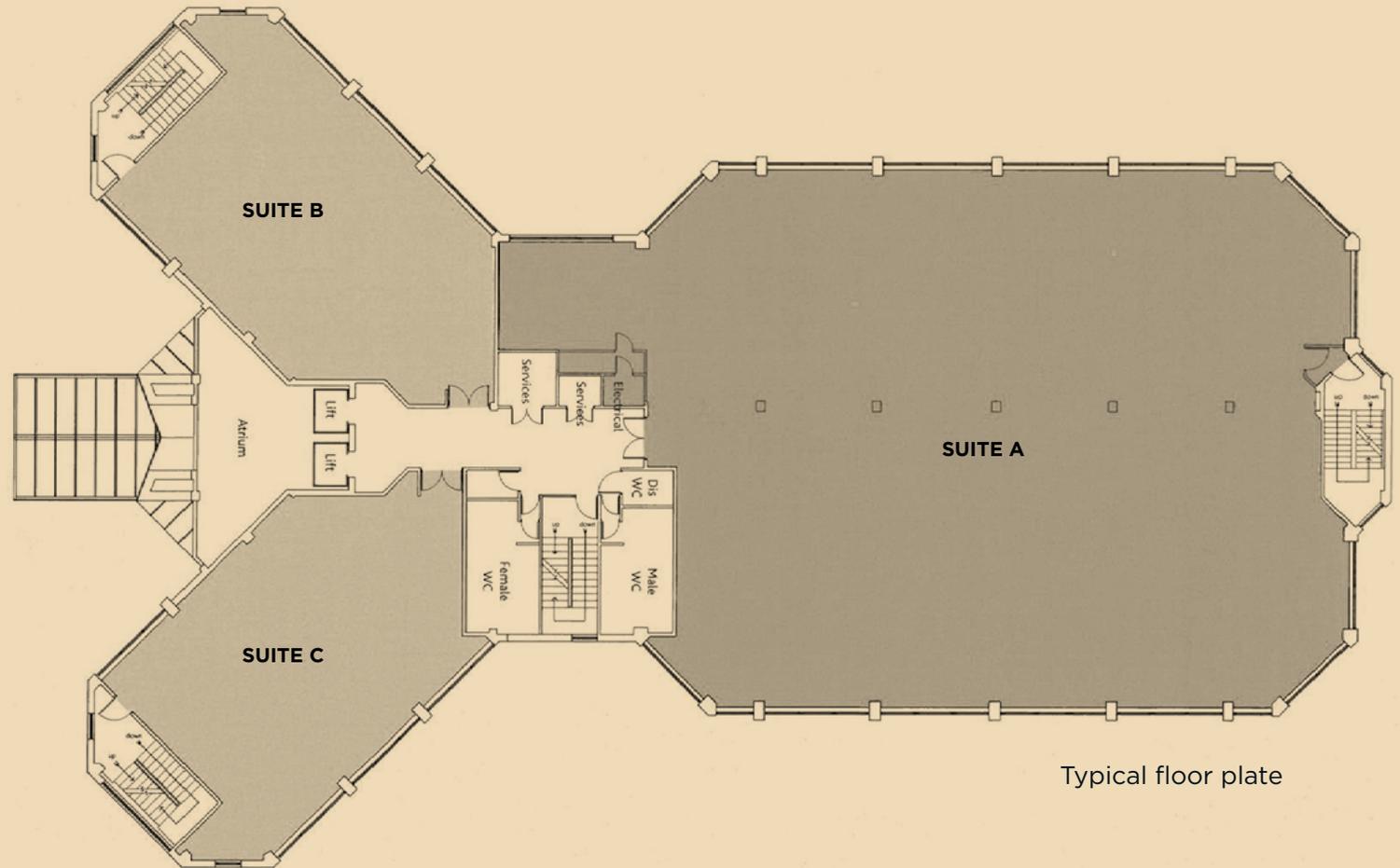
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Accommodation

The property extends to the following Net Internal Areas:

FLOOR	SUITE	SQ FT	SQ M
3rd	A1	3,310	307.5
3rd	A2	3,694	343.2
2nd	A	7,229	671.6
2nd	B	1,630	151.4
2nd	C	1,557	144.6
Ground	A1	3,238	300.8
Ground	A2	3,860	358.6
Ground	B	1,583	147.1
Ground	C	1,515	140.7
Total		27,616	2,565



Typical floor plate

Specification

Metro House has been refurbished and benefits from:



Flexible floor plates



2 x Passenger lifts



Refurbished reception



Air conditioning, heating
and cooling system



New suspended ceilings



New carpeting throughout



LED Lighting



Raised floors/
perimeter trunking



DDA compliant



New male, female
and disabled WC's



EV chargers close by
(at Metrocentre)



10 min walk
to transport interchange



Rents from £7.50 psf



METRO
HOUSE



Lease Terms

Flexible lease term by arrangement.

Rent

From £7.50 psf.

Rateable Value

To be re-assessed. Current rates payable estimated to be £4.25 psf.

Service Charge

The current budget is £3 psf.

EPC

The EPC rating for the building is B (individual ratings from B 42 – B 50).



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FOR MORE INFORMATION CONTACT:

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