

TO LET

Metropolitan House, Long Rigg Road,
Swalwell, Newcastle upon Tyne, Tyne & Wear,
NE16 3AS



138 - 1000 Sq Ft (12.82 – 92.90 Sq M)

- Serviced office accommodation
- All-inclusive rents
- High speed broadband available
- Recently refurbished

For further information please contact:

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Location

The centre is located just 500 metres from the A1 Junction 72 (next to IKEA), and we are only a few miles from the centre of Newcastle. There are cafes, supermarkets and shops within Metrocentre which is only a few hundred yards away.

The Marriott Hotel is very close by away which is great for any colleagues you may have travelling to the area as well as reduced gym membership prices.

Description

Metropolitan House is an established professional, modern business centre providing serviced office accommodation, virtual offices and conference room hire in Gateshead (next to Metro Centre)

As an independent operator we pride ourselves on creating a relaxed but highly professional business environment for our clients. The site provides flexible office space in Gateshead / Newcastle area for new and existing businesses on easy-in easy-out terms.

The benefits of working at Metropolitan House include high speed Broadband (dedicated line space is available if required), 24/7 access, CCTV, alarmed and secure door entry systems, and unlike many locations there is no city centre traffic and parking is Free.

The quality office accommodation ranges from 120sqft to 1,500sqft complemented by large windows allowing natural light. There is also manned reception area from 9am-5pm, Monday-Friday as well as hands-on office management.

Accommodation

The property has been measured and comprises the following NIA areas:

	Sq Ft	Sq M
S5	400	37.16
G6	600	55.74
F1	138	12.82
Total	1138	105.72

Rent

- 400sqft office (£833+VATpm)
- 600sqft office (£1,250+VATpm)
- 138sqft office (£287.50+VATpm)

EPC

We have an EPC B Rating, and strive for an A with a Solar Project we have planned for 2025.

VAT

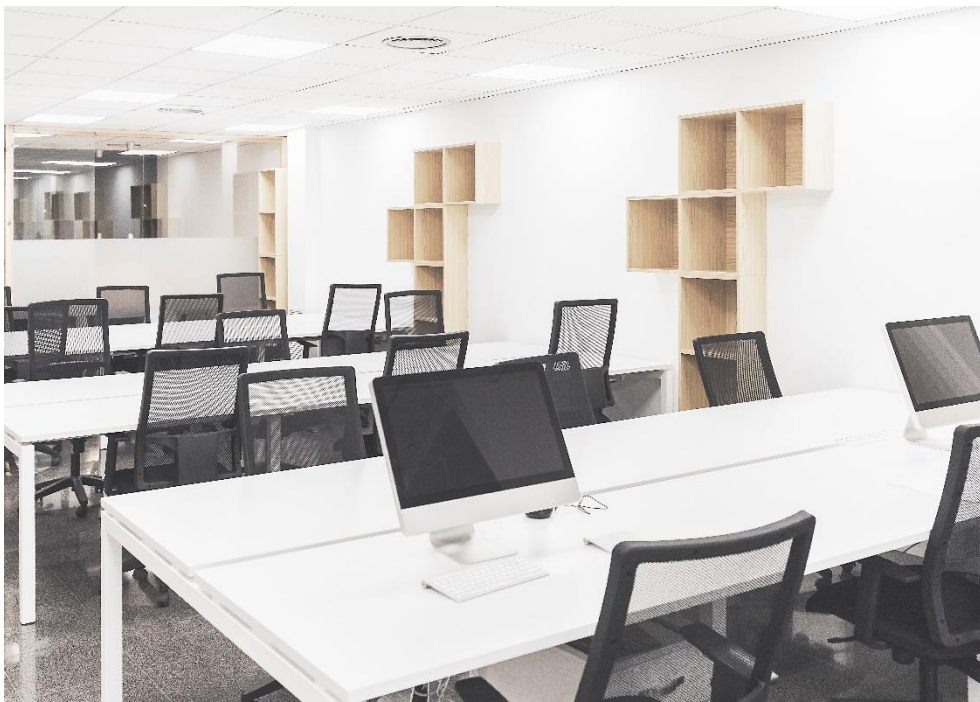
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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