

METRO HOUSE

Marconi Way, Gateshead NE11 9NH

Newly refurbished office suites from
1,500 to 29,649 sq ft



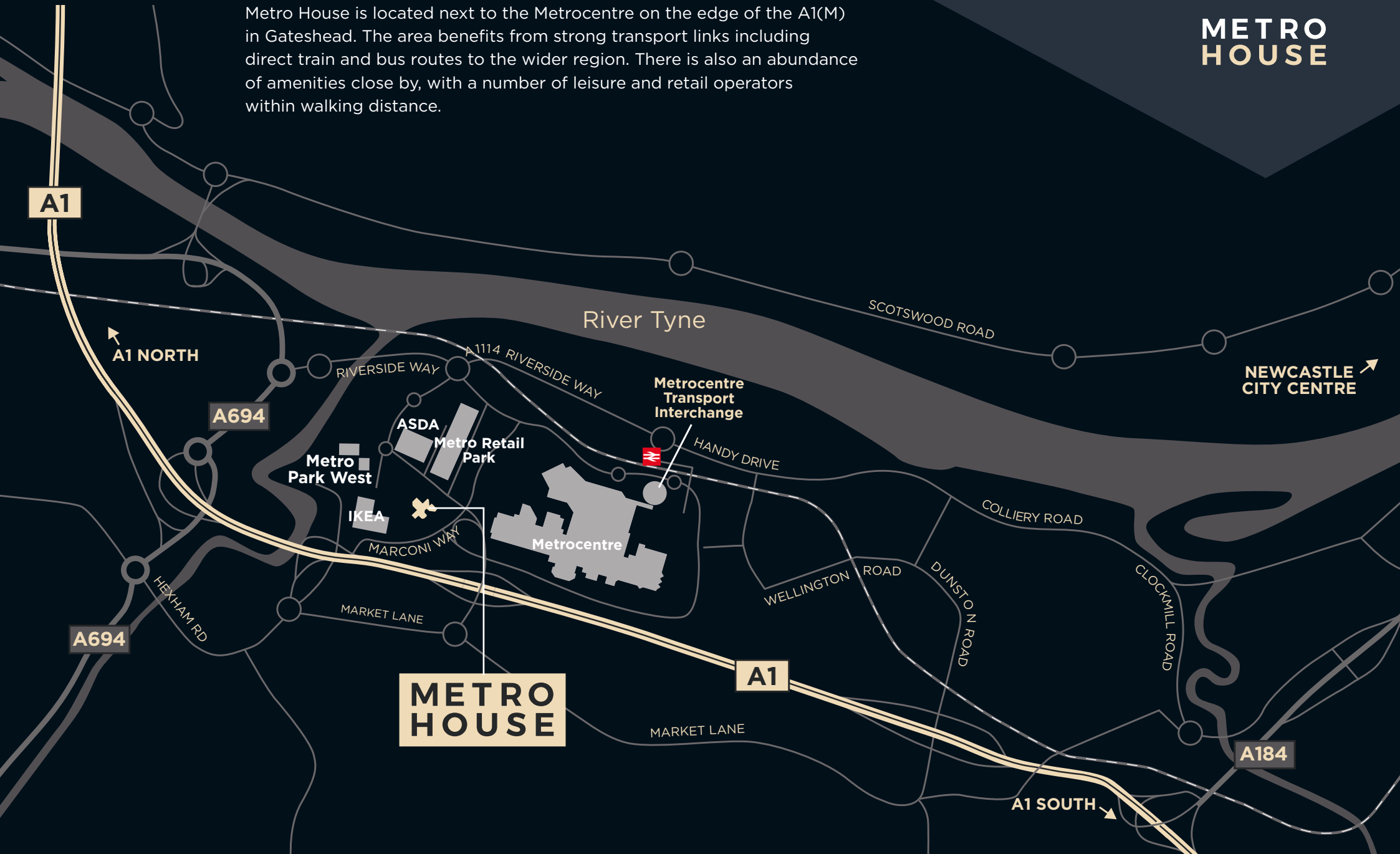
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Metro House is a highly prominent multi-occupied office building located alongside the north and south A1 arterial routes with suites ranging from 1,500 to 24,378sq ft with generous car parking.



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.

**METRO
HOUSE**

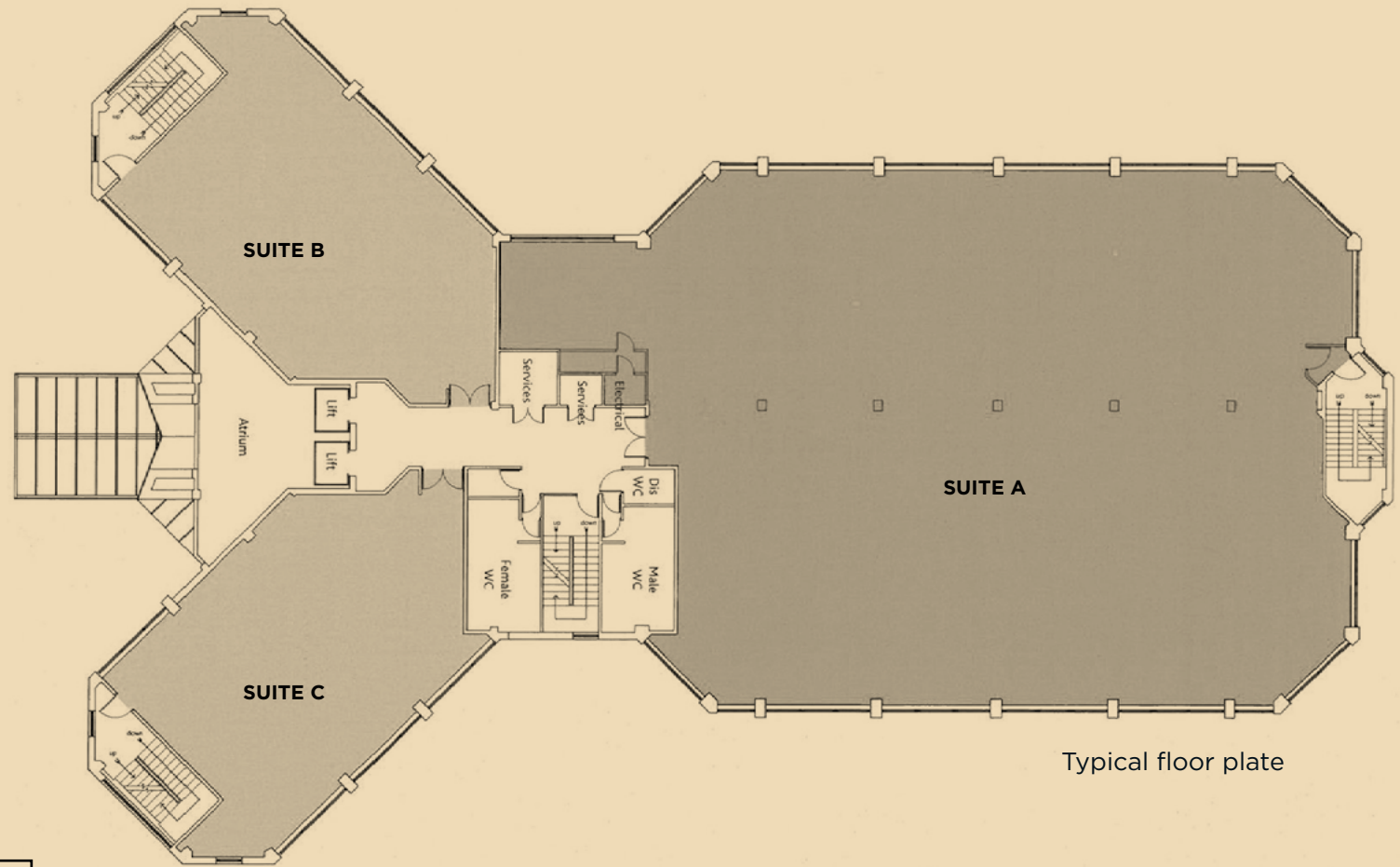




Accommodation

The property extends to the following
Net Internal Areas:

| FLOOR | SUITE | SQ FT | SQ M |
|--------------|-------|---------------|--------------|
| 3rd | A1 | 3,310 | 307 |
| 3rd | A2 | 3,694 | 343 |
| 3rd | B | 1,868 | 173 |
| 3rd | C | 1,773 | 163 |
| 2nd | A | 7,229 | 671 |
| 2nd | B | 1,630 | 151 |
| 2nd | C | 1,557 | 144 |
| 1st | A1 | 1,630 | 151 |
| Ground | A2 | 3,860 | 358 |
| Ground | B | 1,583 | 147 |
| Ground | C | 1,515 | 140 |
| Total | | 29,649 | 2,754 |



Typical floor plate

Available as
self-contained units.

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



Self-contained units available
with own front door



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



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Lease Terms

Flexible lease term by arrangement.

Rent

Rent starts from £7.50 psf.

Rateable Value

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

Service Charge

Service charge starts from £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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