

TO LET

Metropolitan House, Long Rigg Road,
Gateshead, NE16 3AS



Serviced Office Accommodation

- Modern Managed Offices
- All Inclusive Rent
- Flexible Lease Terms
- Ample car parking
- High Speed Fibre Optic Broadband Available.

For further information please
contact:

Penny McAteer
E: penny@naylorsgavinblack.co.uk
DD: +44 (0)191 211 1565

James Fletcher
E: james@naylorsgavinblack.co.uk
DD: +44 (0)191 211 1560

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030

- All-Inclusive Rents.
- Modern Managed Offices.
- Reception Services.
- Large Free Tenant & Visitor Car Park. (over 120 spaces)
- Conference and Meeting Rooms
- On Site Building Manager.
- 24 Hour Security/Access.
- High Speed Fibre Optic Broadband Available.
- Flexible Lease Terms.
- CCTV Security.
- Well-Staffed Reception.

Location

Metropolitan House is ideally located next to Ikea (Metro Centre) in Gateshead, less than 0.2 Mile off the A1M at Junction 72. The site is approximately 5 miles South West of Newcastle City and 4 miles from Gateshead Town Centre.

Description

Metropolitan House is a modern business centre located next to Ikea Gateshead (just off the A1M), offering flexible serviced office accommodation that is cost effective with easy-in easy-out terms made simple. The offices include an all-inclusive monthly rental which allows you to upsize or downsize with ease and not have to worry about the financial implications that moving buildings can hold. With high speed broadband and ample free on-site parking, the centre has everything required to meet your office requirements.

Accommodation

The property comprises the following net internal areas;

Office	Ft ²	Rent (pcm)
F1	137	£239.75
F10	129	£226

Business Rates

We advise interested parties to make their own enquiries with the local council.

EPC

The Offices have been rated C(72). A copy of available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

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 purchaser.

Code of Practice

The landlord accepts the principals 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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

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

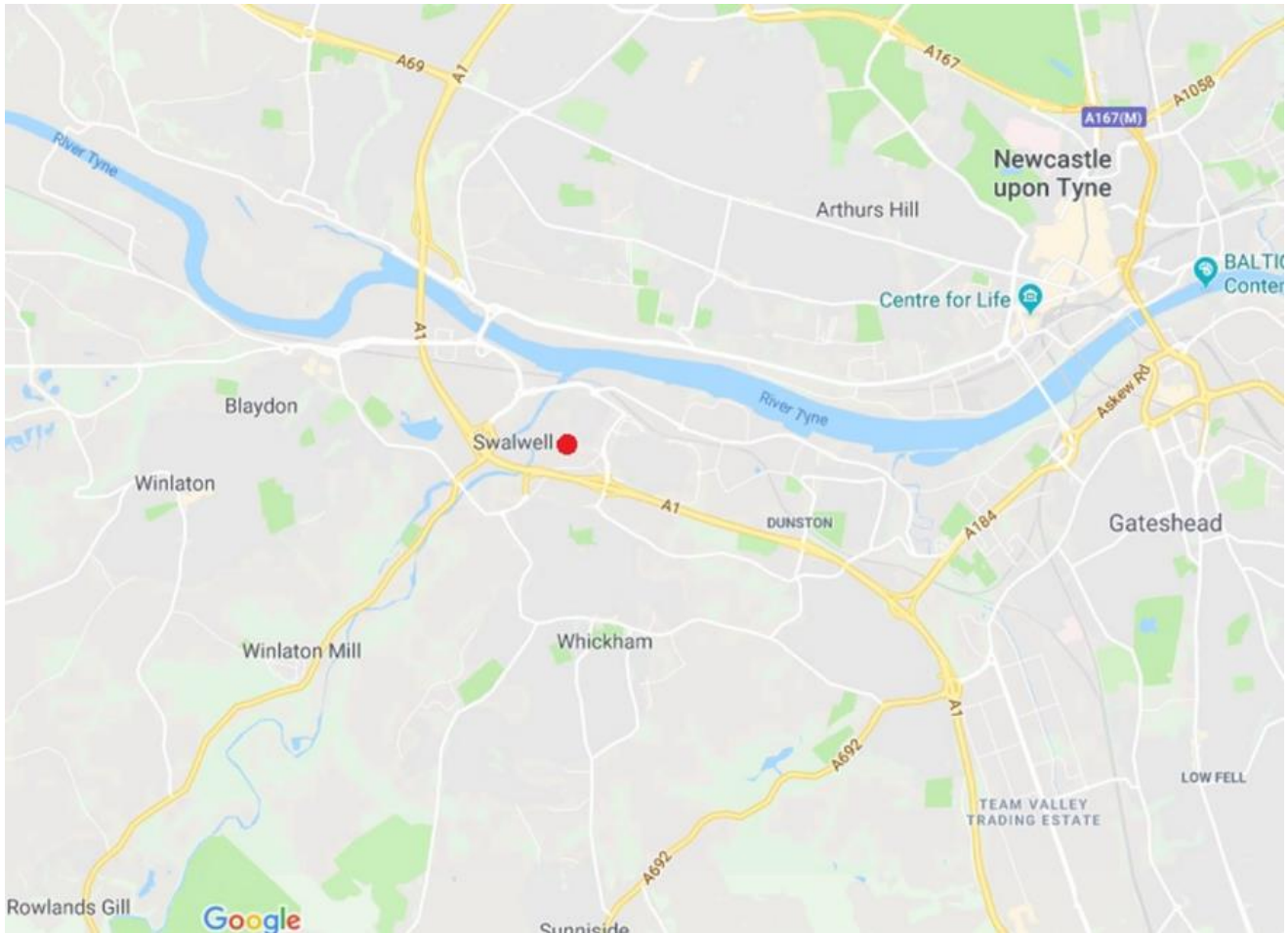
NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- 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.
- All descriptions, dimensions, 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 Gavin Black LLP 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.
- No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- 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



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK 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, dimensions, 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 Gavin Black LLP 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 principal or employee, at NAYLORS GAVIN BLACK LLP 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



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK 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, dimensions, 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 Gavin Black LLP 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 principal or employee, at NAYLORS GAVIN BLACK LLP 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