

# METRO HOUSE

Marconi Way, Gateshead NE11 9NH

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



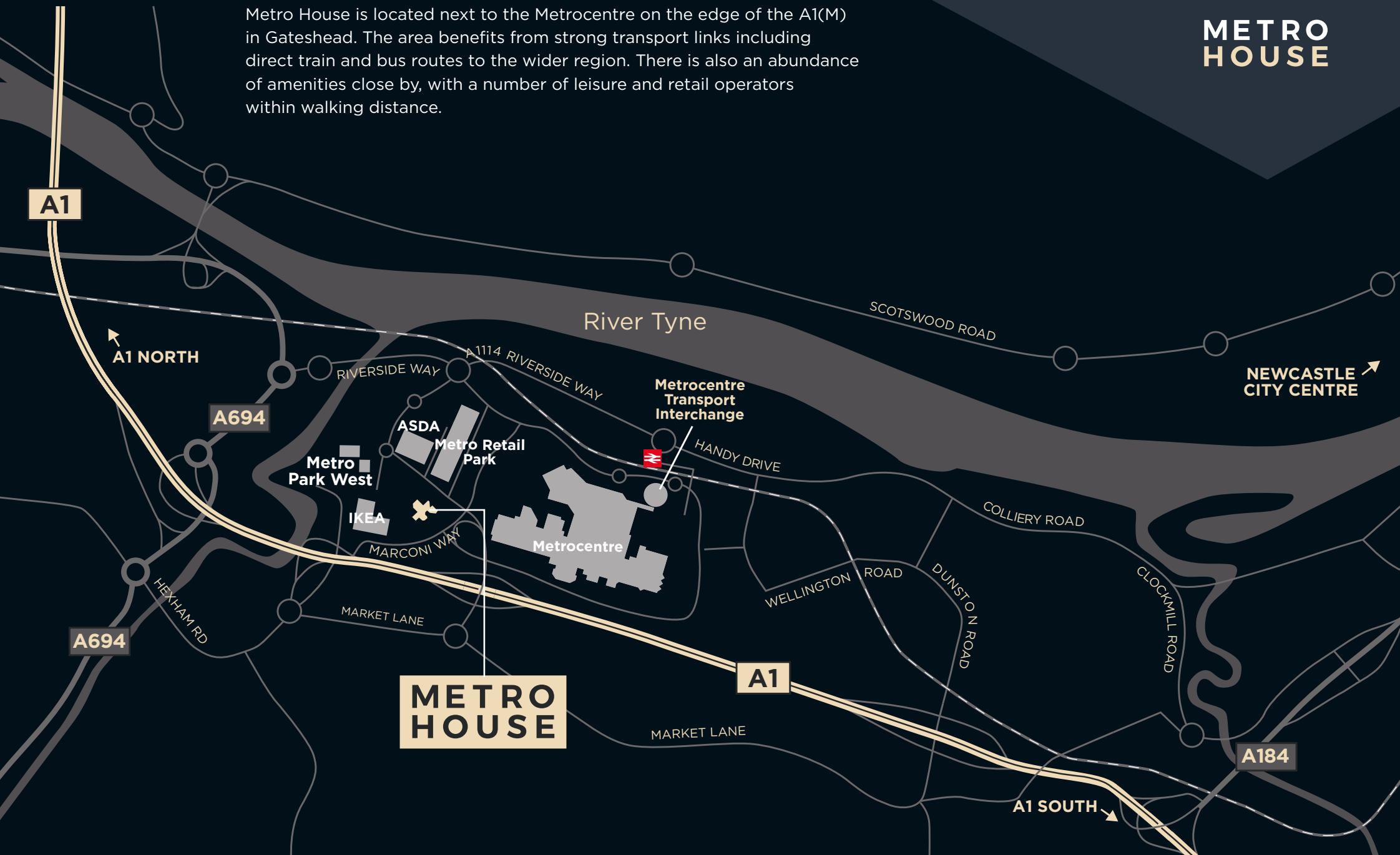
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Metro House is a highly prominent multi-occupied office building located alongside the north and south A1 arterial routes with suites ranging from 1,500 to 24,378sq ft with generous car parking.



# METRO HOUSE

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.

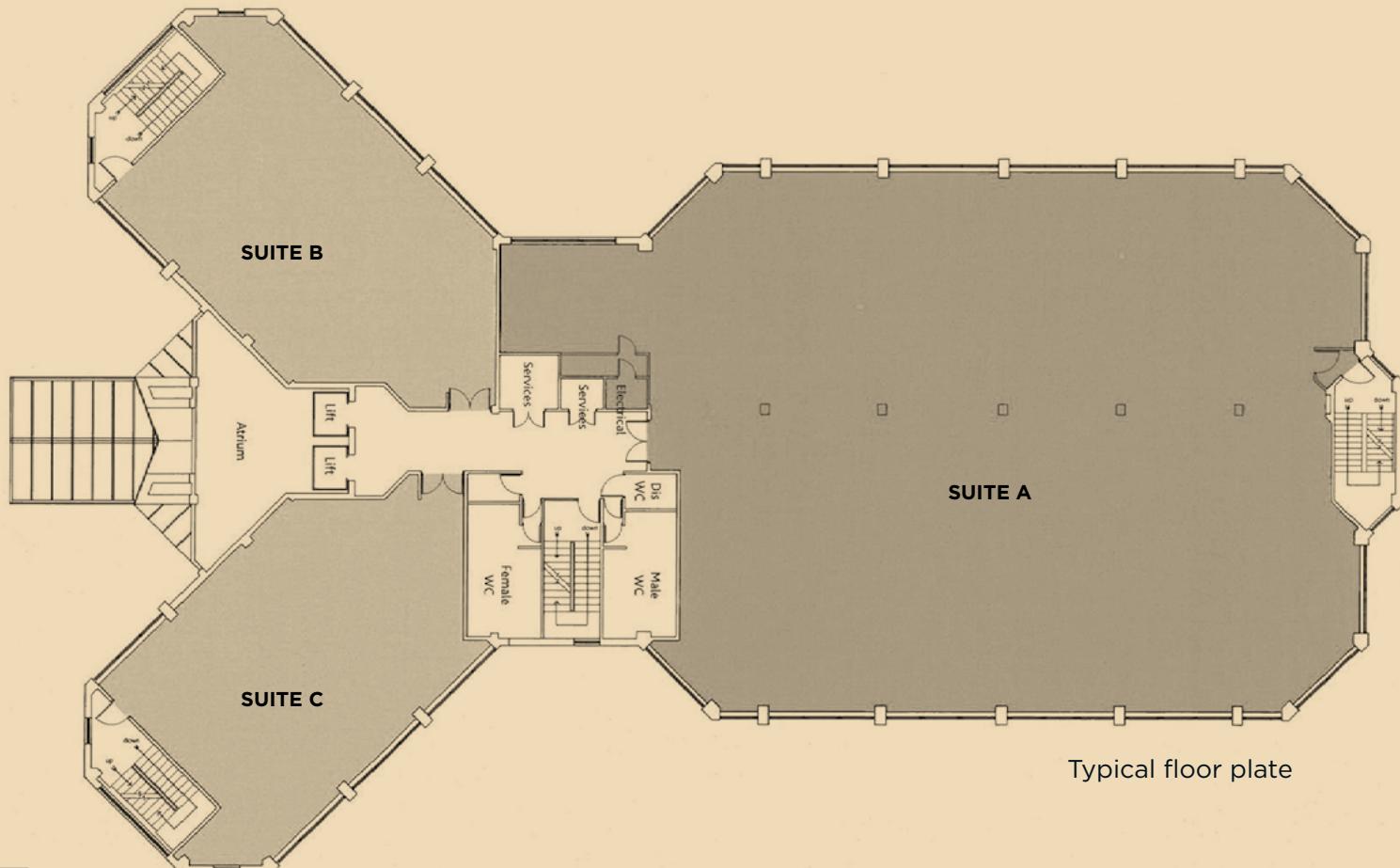




## Accommodation

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
<b>Total</b>		<b>29,649</b>	<b>2,754</b>



Available as  
self-contained units.

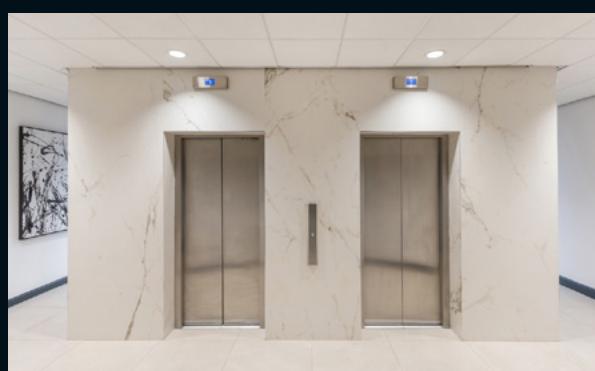
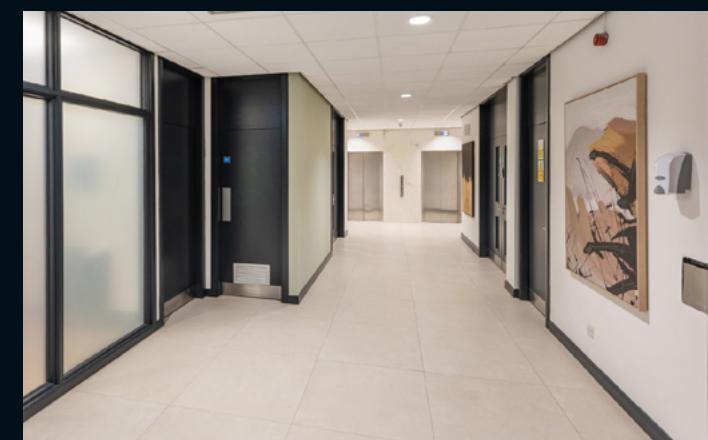
## Specification

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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HOUSE**

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FOR MORE INFORMATION CONTACT:

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