

TO LET

Serviced Office Accommodation

Metropolitan House
Long Rigg Road (next to Ikea)
Gateshead
NE16 3AS



- Modern Fully Managed Offices.
- All-Inclusive Rents.
- 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

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.

The Business Centre offers good public transport links which include direct bus links to the site as well as train & metro links to the nearby Metro Centre which is a 5 minute walk.

naylors.co.uk



Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

E info@naylors.co.uk

Description

Metropolitan House is a modern business centre which offers fully managed and serviced office space and accommodation for all types of businesses. The scheme benefits from a manned reception, 24/7 access and a large 100+ space car park which is available on a first come first served basis. Metropolitan House offers inclusive office rental packages and there are also meeting and conference rooms available to hire.

Accommodation and Pricing

Metropolitan House offers a wide range of office space which is detailed along with prices below;

Suite	Size	Rent (pa)	Rent (pcm)
G6 & G9	47.29 m ² (590 ft ²)	£12,453.36	£1,037.78
F3A	36.69 m ² (395 ft ²)	£7,940.64	£661.72
F16	23.50 m ² (253 ft ²)	£5,097.36	£424.78
S2	19.14 m ² (206 ft ²)	£4,131.84	£344.32
S3 & S4	56.29 m ² (606 ft ²)	£12,167.50	£1,013.95

EPC

Available upon request.

Legal Costs

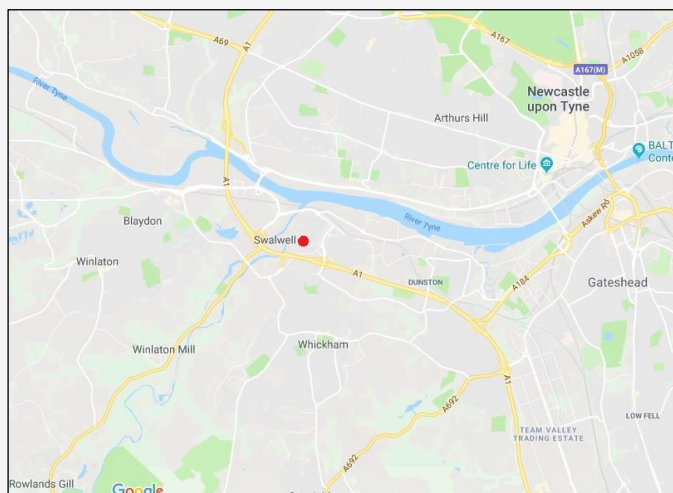
Each party will be responsible for their own legal costs involved in drafting and executing the lease.

Further Information

For general enquiries and viewing arrangements please contact James Fletcher or Jessica Simpson on 0191 232 7030 or email:

jessicasimpson@naylors.co.uk

jamesfletcher@naylors.co.uk



NAYLORS CHARTERED SURVEYORS 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 Naylors 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 CHARTERED SURVEYORS 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