



METRO HOUSE

Metrocentre, Gateshead
NE11 9NH



TO LET

Highly Prominent Offices, Metro Centre,
Gateshead NE11 9NH

OFFICE SUITES AVAILABLE FROM

1,800 sq ft (167.2 sq m) to 43,900 sq ft (4,078.4 sq m)



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Location

Situated alongside the main north & south A1 arterial route, Gateshead is well served by both road and public transport systems. The A1 forms the town's Western Bypass and links Tyne & Wear to the regional trunk road and national motorway network.

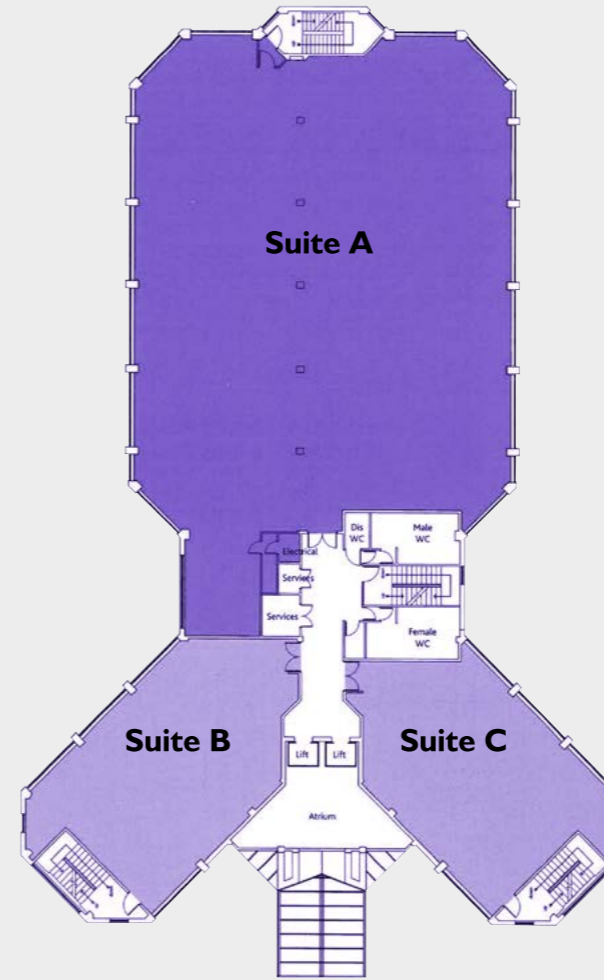
Metro House proximity to the MetroCentre anchored by a major Debenhams stores, and nearby Metro Retail Park, Asda, Ikea and Marriot Hotel gives the property access to all the facilities of the MetroCentre's public transport interchange.

Bus and Metro networks provide excellent intra-city connections and regular Metro and bus services give 30-minute access from Newcastle city centre to Newcastle International Airport, 8 miles to the north, with regular flights to major destinations in the UK, Europe and beyond.

Description

Nickalls House is a purpose-built, three storey property comprising four floors of high-quality, office space with reception, lifts and toilet facilities.

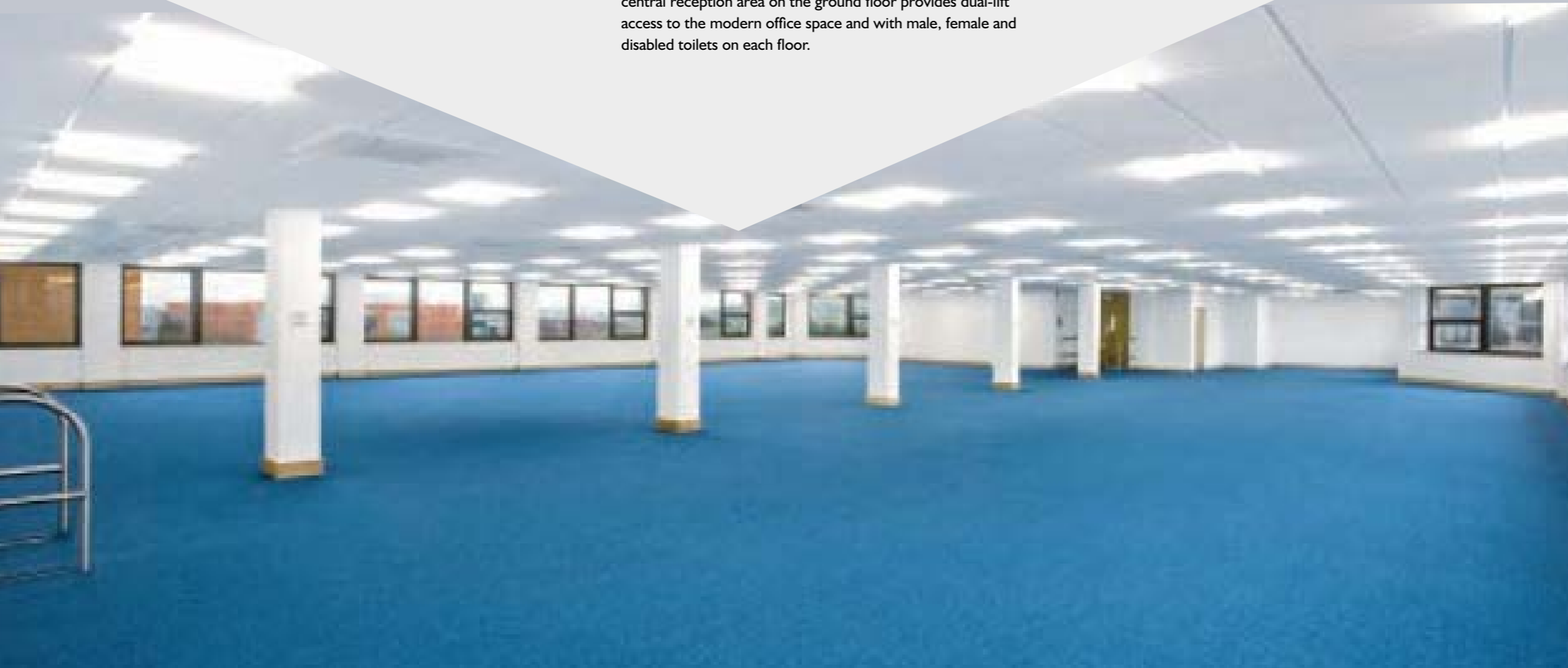
Standing next to the Marriott Hotel on Marconi Way, alongside the A1 Western Bypass, on the edge of a mixed-use retail/leisure/business complex. The star-shaped brick and glass building offers well-appointed, flexible office accommodation with shared, central concierge-serviced reception and lift areas. The newly-refurbished common central reception area on the ground floor provides dual-lift access to the modern office space and with male, female and disabled toilets on each floor.



	Suite A (sq ft)	Suite B (sq ft)	Suite C (sq ft)	Total (sq ft)
Ground	7,350	1,800	1,800	10,900
1st Floor	7,400	1,800	1,800	11,000
2nd Floor	7,400	1,800	1,800	11,000
3rd Floor	7,400	1,800	1,800	11,000
TOTAL				43,900

Available Specification:

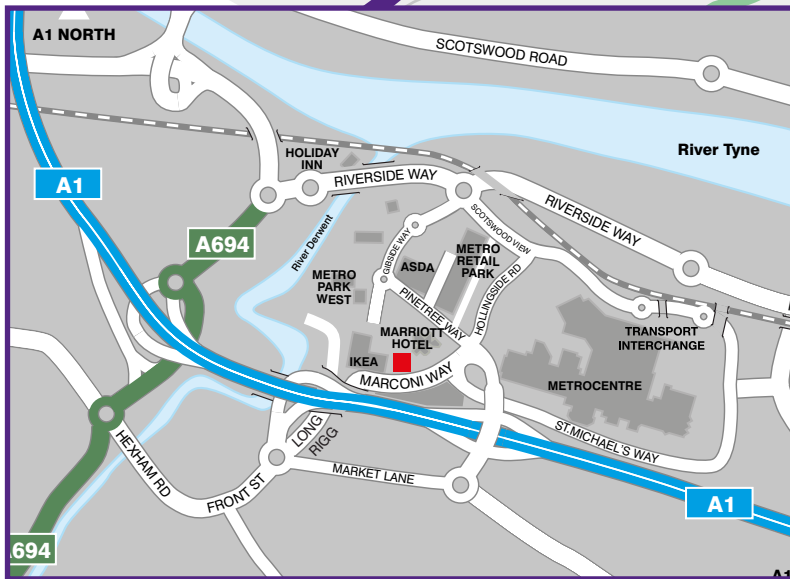
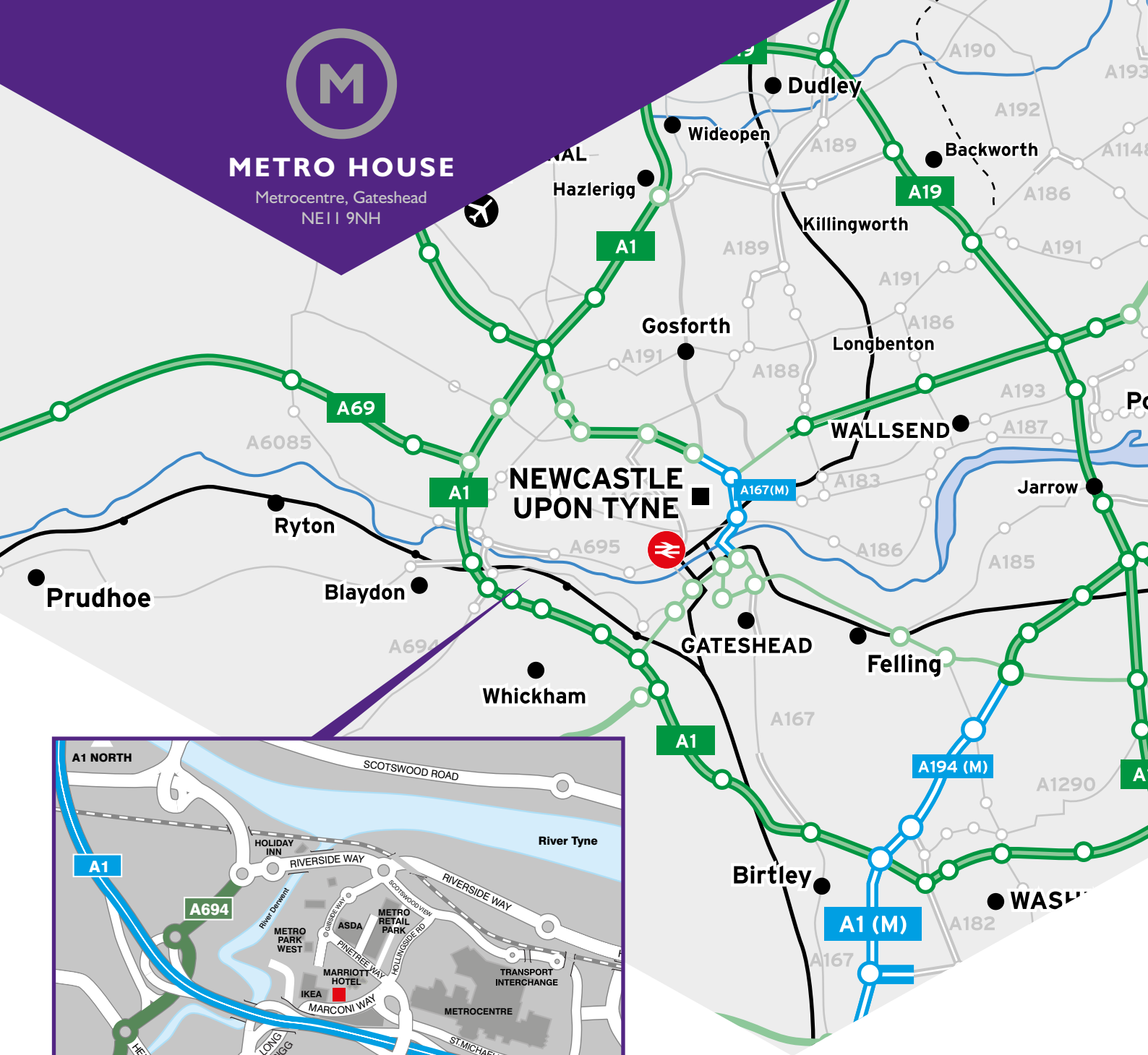
- Prominent detached office building
- Flexible accommodation
- Dual lifts
- Full air-conditioning, heating & cooling system
- New suspended ceilings
- Newly carpeted throughout
- Recessed LG7 environmentally friendly lighting systems with sensor.
- Fully accessed raised floors.
- DDA compliant.
- Refurbished male, female and disabled WC's.
- 10 min walk to transport interchange.
- City views from upper floors.
- Dedicated car parking areas.
- Regular 15 minute train service to Newcastle.
- EPC rating: E - 107. Energy Performance Certificate available upon request.





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Tenure

This property is available to Lease only

Terms

Full repairing and insuring lease on terms to be agreed.

Important Notice

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