

SERVICED OFFICE SUITES TO LET

Workspace at The Fed
Lancaster Road, Gateshead, NE11 9JR

- Great location just off the A1 Motorway
- 2 minutes from the Metrocentre
- All inclusive utilities
- Shower facilities
- Secure CCTV
- Dedicated manned reception
- Contemporary kitchen and breakout areas
- Super-fast fibre 1 Gig Broadband
- Meeting rooms
- Free onsite parking
- 24 / 7 access

BradleyHall

Offices from £85 per week



LOCATION

Workspace is located within The Fed on Lancaster Road, Gateshead. The Fed is an iconic venue located south of the River Tyne and 4.3 miles from Newcastle city centre. The subject property is situated adjacent to the A1, 2.4 miles from A694 and 2.7 miles from A692 providing great road links. The subject property is in close proximity to The Metrocentre which is the UK's second largest shopping centre with over 300 retailers, leisure facilities and restaurants.

DESCRIPTION

Workspace at The Fed presents a newly refurbished serviced office accommodation designed to provide a modern working environment. The facilities include collaborative spaces, contemporary kitchens and breakout areas, meeting rooms, shower and free onsite parking for added convenience. Each suite comprises raised access floor, LED lighting, perimeter trunking and equipped with thermostat control panel and visual intercom. The subject property benefits from 24 hour access with key fob entry and monitored CCTV.

Included within the rent are the utilities and Super-Fast Fibre broadband.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Suite	Floor	Size	
Office 1	Ground Floor	120m ²	1,291ft ²
Office 2	Ground Floor	16m ²	172ft ²
Office 3	Ground Floor	15m ²	161ft ²
Office 4	Ground Floor	16m ²	172ft ²
Office 5	Ground Floor	71m ²	764ft ²
Office 6	Ground Floor	67m ²	721ft ²
Office 7	Ground Floor	74m ²	796ft ²
Office 8	Ground Floor	30m ²	322ft ²
Office 9	First Floor	16m ²	172ft ²
Office 10	First Floor	15m ²	161ft ²
Office 11	First Floor	16m ²	172ft ²
Office 12	First Floor	46m ²	495ft ²
Office 13	First Floor	20m ²	215ft ²
Office 14	First Floor	19m ²	204ft ²
Office 15	First Floor	19m ²	204ft ²





1 miles from A1
Motorway
0.8 miles from
A184
2.3 miles from
A694
0.6 miles from
The Metrocentre



Car parking on site
1.3 miles Metrocentre
Train Station
0.7 miles Bus Stop
3.6 mile from Tyne
Bridge
4.2 miles from Team
Valley Trading Estate

TERMS

The suites are available by way of new lease terms and are offered on a flexible basis. The utilities are included within the rent.

EPC RATING

C71



IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.



VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk



CONTACT US

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