



Merchant House

Monkton South Business Park

Ground Floor

South Tyneside

NE31 2EX

8,430 sq ft (783 sq m)

32 Car Parking Spaces

[Click To Enter](#)



Description

Merchant House is Gladman's flagship headquarter building on the award winning Merchant Court, located on Monkton South Business Park.

A high specification three storey office building designed to meet the needs of the modern business. The efficient rectangular floor plates provide maximum flexibility for open plan use or subdivision. Each floor is ideally proportioned to maximise natural light from the continuous perimeter glazing.

A fully glazed entrance foyer provides space for a generous reception area, plus stair and lift access to the upper floors giving a superb sense of arrival.



Specification

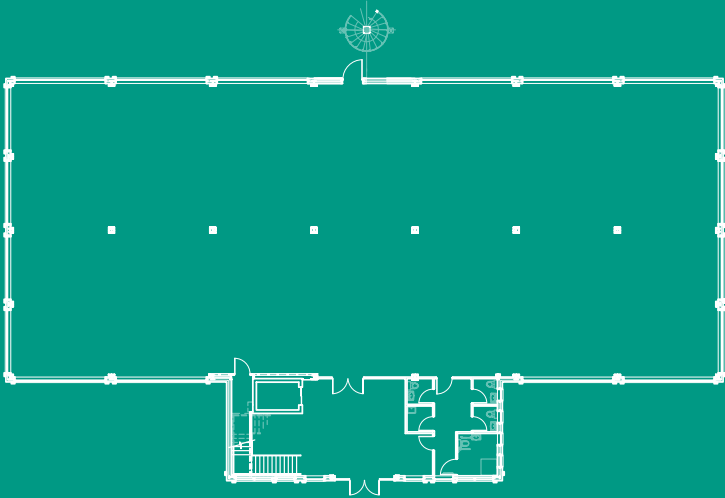
Gladman office buildings provide the ideal mix of high quality image, flexibility and cost-effectiveness. They provide an attractive and practical work environment with the benefit of designated on-site car parking.

The available accommodation is on the ground floor and includes the following specification:

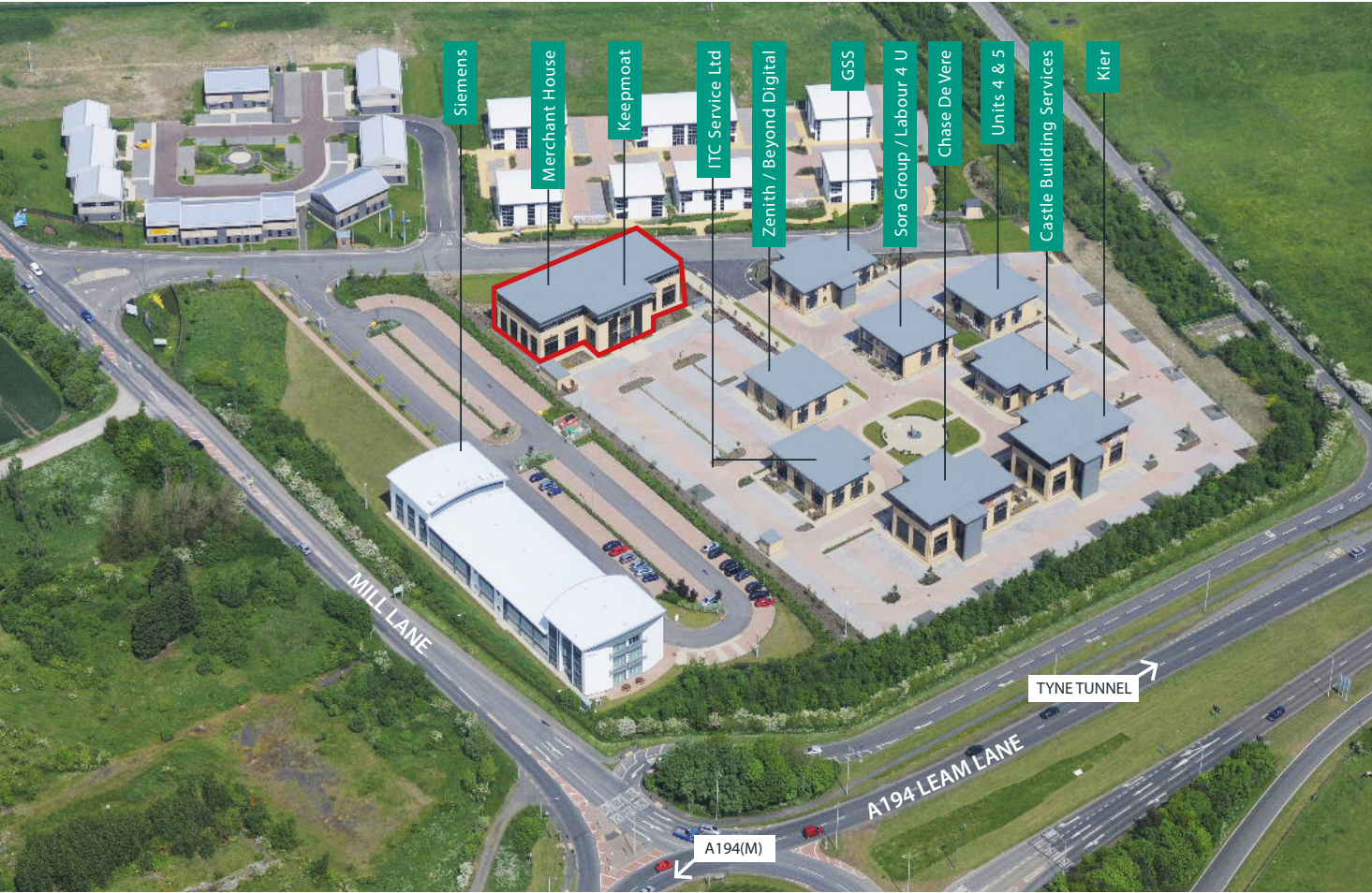
- Air conditioning
- Suspended ceilings
- Recessed light fittings
- Full access raised floors
- Flexibility for open plan or cellular fit-out
- Energy Performance Rating (EPC) - C
- Fully DDA compliant
- High quality finishes
- 8 person passenger lift
- 32 car parking spaces



Accommodation



Ground Floor Offices
8,430 Sq ft (783 sq m)

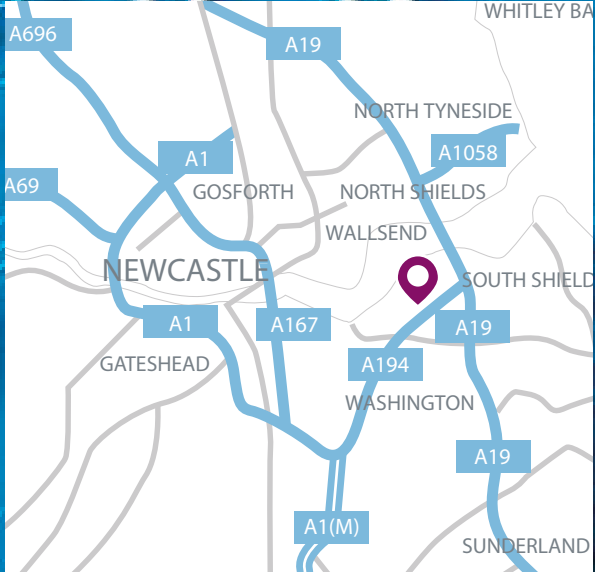


Transport

Fellgate Metro Station provides access to the Tyne & Wear Metro system, linking Newcastle and Sunderland City Centres. Regular bus services, from Leam Lane (A194) and the northern end of Mill Lane, link Monkton to South Shields and Gateshead.

Drive Times

	From	Mileage
Fellgate Metro Station	1	
A19	2	
Newcastle City Centre	5	
A1(M)	6	
Gateshead Metro Centre	8	
Sunderland City Centre	9	
Newcastle Airport	12	





Terms

The property is available to lease, terms upon application.

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction

VAT

Any figures quoted are exclusive of VAT.

Further Information and Viewing

Strictly by appointment with Gladman Developments or the joint marketing agents.

www.gladman.co.uk/offices-southtyneside

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