

TO LET

Metro Park West
Gateshead **NE11 9BT**

FIRST FLOOR

RETAIL/LEISURE SPACE

+EXTERNAL SERVICE YARD



SIZE

56,632 SQ FT (5,261.2 SQ M)



Metro Park West

The Range
Home, Leisure & Garden

TO LET
Prominent Retail
Leisure Space

dfs

DELTA
HOTELS
MARRIOTT

**pets
at home**

ASDA

ALDI

**BARKER AND
STONEHOUSE**

RIVER TYNE

A1114

next

**FURNITURE
Village**

Metro Retail Park

sofology

**TOBY
CARVEY**



**Krispy Kreme
DOUGHNUTS**

Metro Oasis

Metrocentre

Allison Court

THE SOUTH

THE NORTH

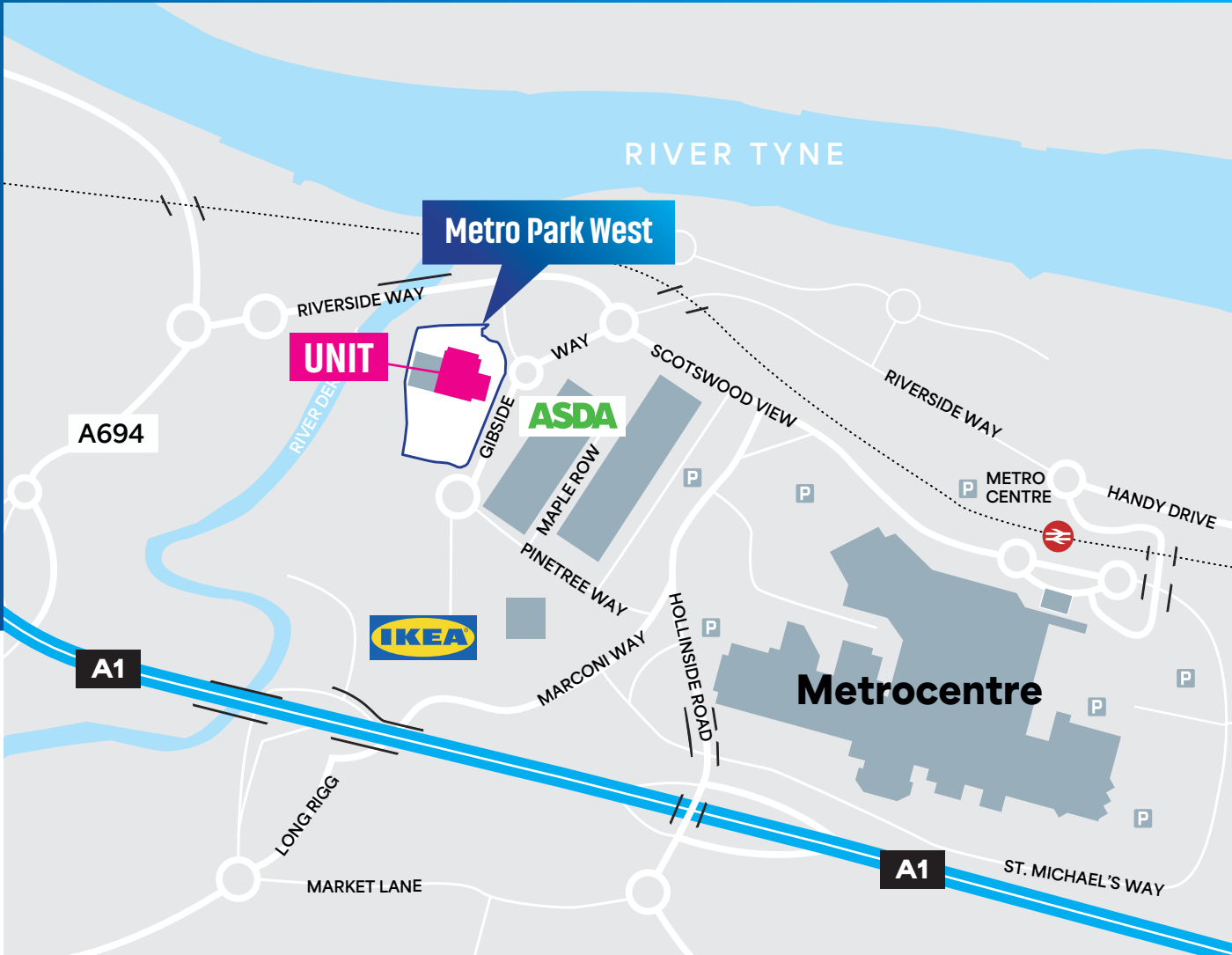
A1 (M)



Location

The property is prominently located within Metro Park West, immediately accessible from the A1 dual carriageway via Gibside Way. It lies approximately 3 miles south-west of Newcastle City Centre and sits immediately adjacent to the Metrocentre, one of the UK’s premier regional shopping destinations which welcomed over 15 million visitors in 2024.

The surrounding catchment includes more than 290,000 households within a 20-minute drive time. The property is positioned in a highly prominent and accessible location, close to a new purpose built showroom occupied by Barker & Stonehouse, a recently extended Aldi Supermarket, and national retailers such as Asda, IKEA, and Pets at Home.



Accommodation

The accommodation is situated at first floor level and includes an external shared service yard with goods lift. The unit also benefits from escalator and passenger lift providing customer access from ground to first floor. The ground floor features extensive frontage.

The unit will be handed over in a clean condition, with all M&E, communal lifts, toilets and staff facilities retained.

Demise

UNIT	TENANT	SQ FT	SQ M
First Floor	AVAILABLE	56,632	5,261.2
Ground Floor	The Range	86,537	8,039.5

Rent

A new effectively full repairing and insuring lease available for a term to be agreed. Rent available upon application.

Service Charge

Approximate annual service charge budget is currently circa 87p psf.

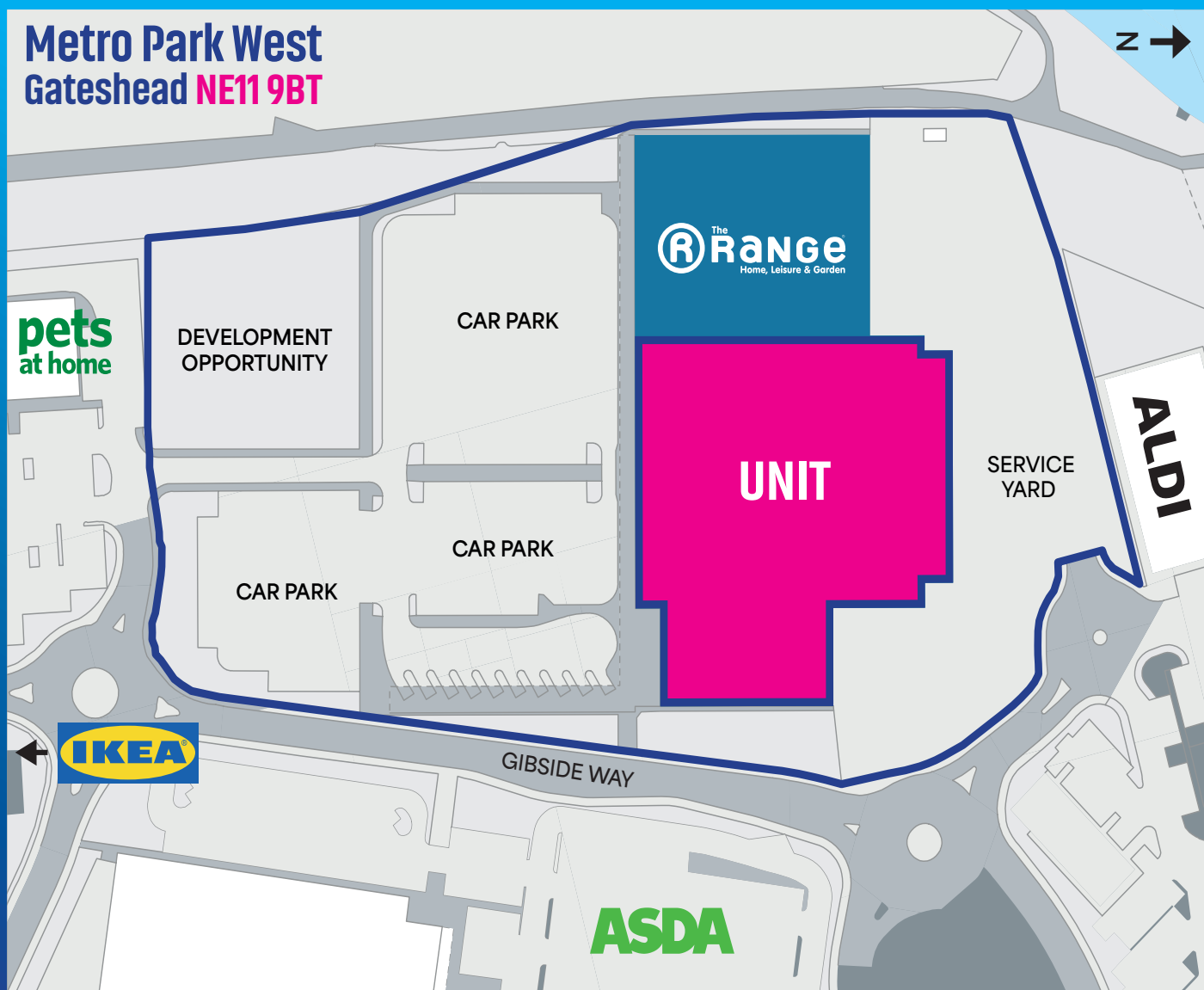
EPC

The property has a Energy Performance Certificate of B45. A copy of the EPC is available upon request.

Business Rates

Rateable Value	£302,500
UBR 2025/26	0.555
Rates Payable	£167,887.50

Metro Park West Gateshead NE11 9BT



VIEWING

For enquiries or to arrange a viewing please contact:

Ian Thurlbeck

T: 07515 831417

E: iant@atretail.co.uk

Oliver Sunderland

T: 07943 836058

E: oliver@atretail.com

@retail

retail and leisure property consultants

0191 280 4120

www.atretail.co.uk

MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. FINANCE ACT 1989: Unless otherwise stated or prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every responsible effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. ATF Retail Limited: Registered in England: 9196582. October 2025.