

OFFICE SPACE  
AVAILABLE

In one of the North-East's best business parks

Rainton Bridge, Sunderland, DH4 5QY



Rainton  
Bridge

THE FUTURE FOR YOUR BUSINESS



WELCOME TO RAINTON BRIDGE,  
GRADE A OFFICE ACCOMMODATION

RAINTON BRIDGE IS STRATEGICALLY LOCATED BETWEEN NEWCASTLE, SUNDERLAND AND DURHAM MAKING IT ONE OF THE MOST ACCESSIBLE LOCATIONS IN THE NORTH EAST





## AMENITIES



### E.BISTRO AND E.VOLVE CENTRE

- E.volve – providing a state of the art facility for growing organisations
- Meeting room hire available
- The bistro – an onsite café/restaurant for Rainton Bridge occupiers



### LOCAL AND CITY CENTRE SHOPPING

- City Centre shopping in nearby Durham and Sunderland
- Local shopping facilities in Houghton-le-Spring
- Outlet centre at Dalton Park nearby



### SPORTS AND LEISURE FACILITIES

- Ramside Hall Golf and Country Club
- Rainton Meadows arena – exhibition, conference and events centre
- Sports and leisure facilities in Sunderland and Durham City Centre



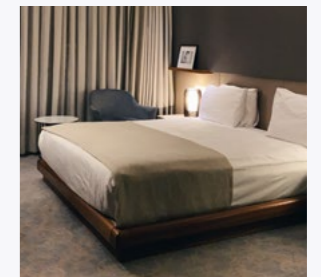
### EXCELLENT TRANSPORT LINKS

- Local shuttle bus service
- Electric vehicle charging points
- Car Share scheme



### INTERNET AND MOBILE SERVICES

- Unlimited broadband capacity
- Carrier neutral
- On-site data centre with UPS and generator facilities
- On-site ICT facilities team
- Easy connectivity throughout business park



### ACCOMMODATION & HOTELS

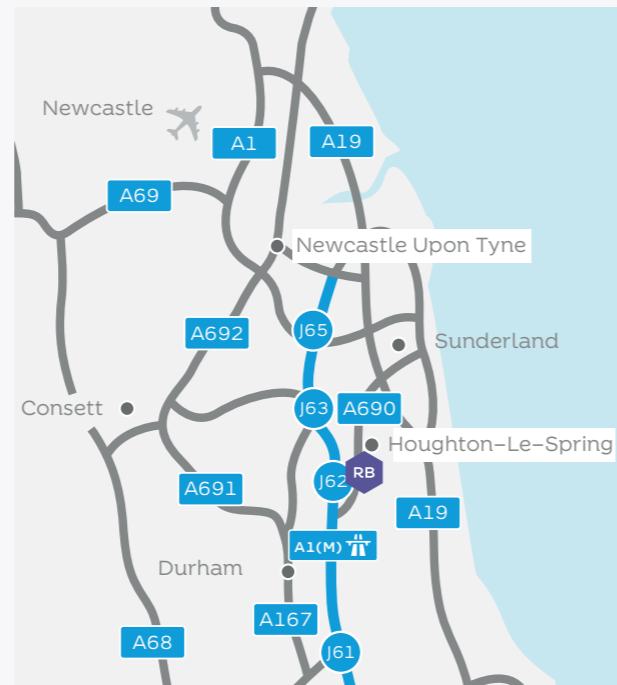
- Hotel facilities in Sunderland and Durham City Centres
- Range of country hotels within 5 miles of the Park
- Site allocated in masterplan for new hotel development

## LOCATION

Rainton Bridge Business Park is situated on the A690, 5 miles to the North East of Durham City Centre and 7 miles to the South West of Sunderland City Centre – and is in close proximity to Houghton-le-Spring Town Centre.

The Park is very well served by five bus routes to various north-east centres with several services every hour.

Transport links are excellent with the main arteries of the A19 (T) and A1M close by. Durham railway station is a 15 minute drive from Rainton Bridge Business Park, providing regular direct services to Newcastle (13 minutes), London (3 hours) and Edinburgh (1 hour 45 minutes) via the East Coast mainline.



## CONNECTIVITY

### CAR



- 3 miles to the A19 Sunderland Bypass
- 4 miles from Junction 62 of the A1M
- 15 miles to Newcastle
- 5 miles from Durham City Centre
- 7 miles from Sunderland City Centre

### RAIL



- 15 minute drive to Durham Station which is situated on the main East Coast rail line

### BUS



- Rainton Bridge is one of the best connected business parks in the North East
- Services operating to and from Newcastle Upon Tyne, Gateshead, Washington, Peterlee, Durham and Sunderland.

### AIR



- 17 miles from Newcastle International Airport
- Teeside Airport 33 miles south
- London just a 1 hour flight

## TRAVEL TIMES FROM RAINTON BRIDGE

	ROAD	RAIL
NEWCASTLE	26 MINS	27 MINS*
EDINBURGH	2 H 25 MINS	1 H 55 MINS
DURHAM	12 MINS	-
STOCKTON ON TEES	35 MINS	1 H 5 MINS*
LONDON KINGS CROSS	4H 40 MINS	2 H 55 MINS

\* Via Durham Station

## AVAILABILITY



### F

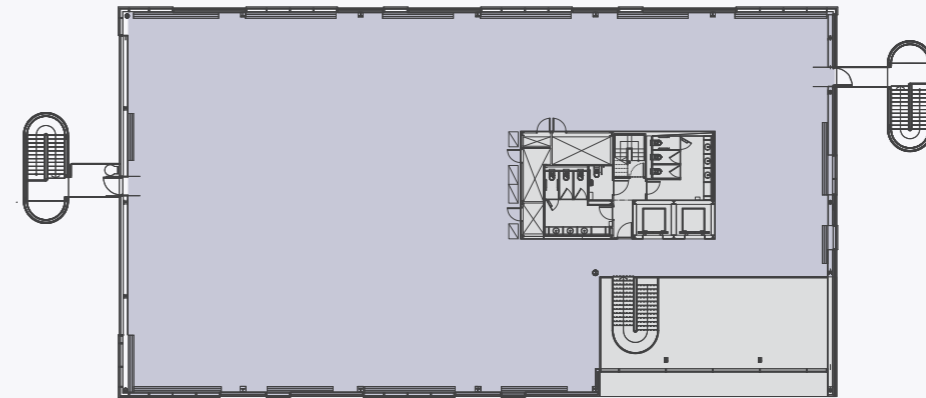
## FRANKLIN HOUSE

Franklin House is a 3-storey high-quality building with floor plates of up to approximately 9,500 sq ft available, arranged in a quadrant with four neighbouring buildings around an attractive lakeside. The buildings are steel framed finished with rendered brickwork elevations infilled with double glazed curtain walling.

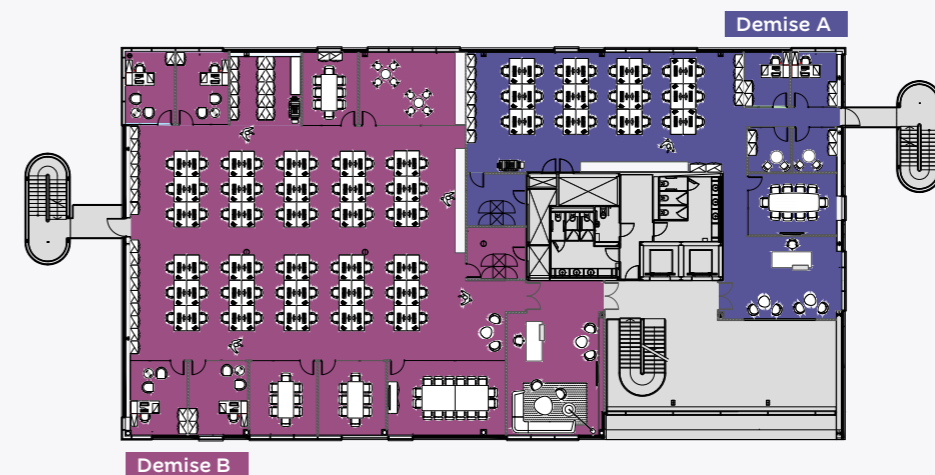
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
GROUND FLOOR	8,860	823
FIRST FLOOR	LET TO DBS LIMITED	
SECOND FLOOR	LET TO DBS LIMITED	
<b>TOTAL AVAILABLE</b>	<b>8,860</b>	<b>823</b>

All measurements are net internal and approximate



F FLOOR PLAN



F MULTI TENANT PLAN

#### Demise A

- 26 Workstations
- 2 Meeting Rooms (2 person)
- 1 Meeting Room (10 person)
- 2 Single Occupancy Offices
- 1 Comms Room

**Net Internal Area:** 274 sq m  
2945 sq ft

**Per person:** 10.5 sq m  
113 sq ft

#### Demise B

- 64 Workstations
- 1 Reception Area
- 1 Meeting Room (16 person)
- 3 Meeting Rooms (8 person)
- 4 Single Occupancy Offices
- 1 Comms Room
- 1 Print Area
- 1 Teapoint

**Net Internal Area:** 602 sq m  
6485 sq ft

**Per person:** 9.3 sq m  
99 sq ft

AVAILABILITY



A

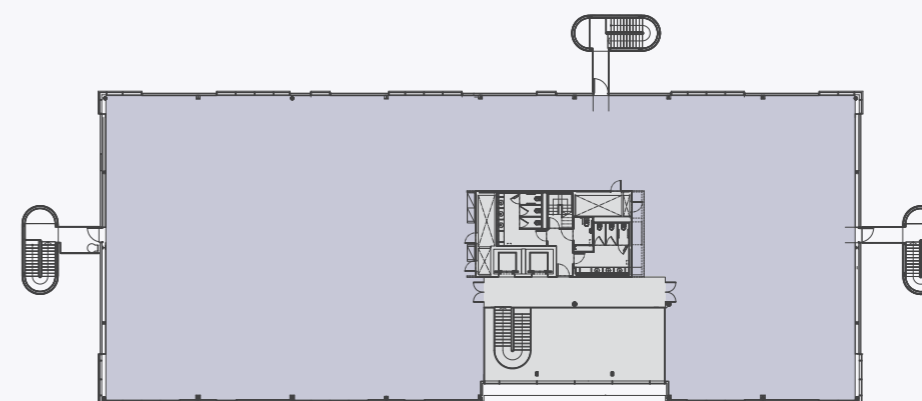
ALEXANDER HOUSE

Alexander House is a 3-storey high-quality building with floor plates of up to approximately 9,000 sq ft, arranged in a quadrant with three neighbouring buildings around extensive landscaping and an attractive lakeside.

SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
PART GROUND	5,154	478.81
PART GROUND	LET TO BELLWAY	
PART FIRST FLOOR	LET TO EDF ENERGY RENEWABLES	
PART SECOND FLOOR	9,019	837.80
PART SECOND FLOOR	LET TO BOWMER AND KIRKLAND	
<b>TOTAL AVAILABLE</b>	<b>14,173</b>	<b>1,316.61</b>

All measurements are net internal and approximate



TYPICAL FLOOR PLAN

C

CHASE HOUSE

Chase House is a 2 storey high quality building with floor plates of approximately 6,300 sq ft. The building is an excellent opportunity for an occupier to have their own self contained office.

The building has an EPC rating of C54.

SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
GROUND FLOOR	6,259	582
FIRST FLOOR	6,274	583
RECEPTION	755	70
<b>TOTAL AVAILABLE</b>	<b>13,288</b>	<b>1,235</b>

All measurements are net internal and approximate

## SPECIFICATION



### ALEXANDER HOUSE & FRANKLIN HOUSE

- Flexible, open plan floor plates
- Broadband connectivity
- Shower / Changing Facilities
- Double glazed curtain walling
- LG3 Category 2 compliant lighting integrated with suspended ceilings
- Displacement air conditioning
- Designed to a density of 1:10 sq m
- Fully raised access floors (400mm zone)
- Ceiling zone 400mm
- 2.9m floor to ceiling height
- Floor loading 4kN/m2 plus
- Fully carpeted
- 10 person passenger lifts
- 24 hour CCTV
- Surface car parking (ratio 1:30 sq m)
- BREAM Rating 'very good'
- EPC Rating – B (Franklin 46, Alexander 45)

## SUPPORT FROM SUNDERLAND CITY COUNCIL

Sunderland City Council provides a comprehensive range of support services to eligible businesses. These include, where appropriate, financial incentives to assist new and growing local SMEs as well as potential inward investment projects:

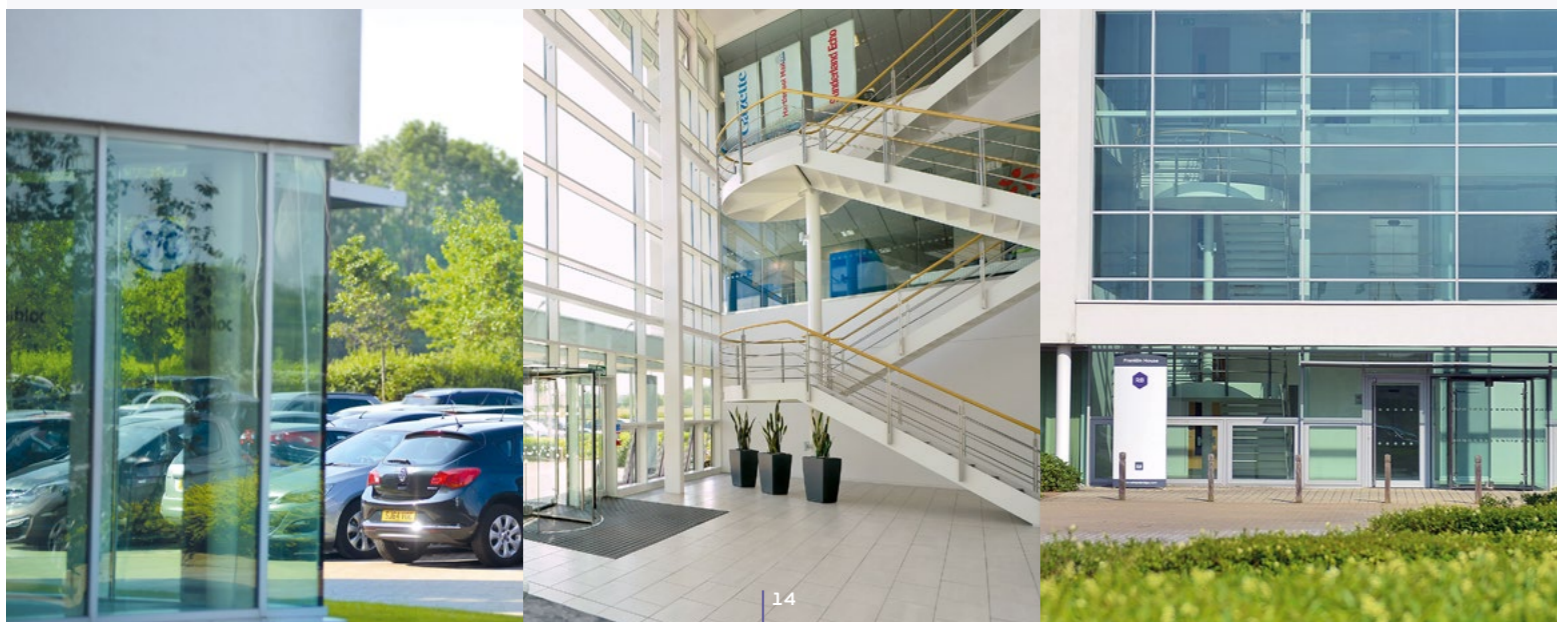
Grant awards are discretionary and depend on a number of factors including type and stage of business, job creation and project costs:

Grant awards are based upon a percentage of project costs which might typically include, for example, new rent or relocation costs, new capital equipment costs, or marketing costs.

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FRANKLIN HOUSE HAS 8,860 SQ FT  
OF GRADE A SPACE AVAILABLE

## YOUR NEIGHBOURS



e.volve

e.Bistro



Bellway

## CONTACT

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Asset managed by



THE FUTURE FOR YOUR BUSINESS

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