

HAWTHORNE HOUSE & STRATHMORE HOUSE

VIKING BUSINESS PARK, JARROW NE32 3DP



TO LET

HEADQUARTERS OFFICE BUILDINGS

FROM 5,000 SQ FT TO 67,000 SQ FT

Location and Situation

Hawthorne House and Strathmore House are located within the Viking Business Park which is in turn located 750m west of Jarrow town centre just to the south of the River Tyne.

Jarrow provides local amenities including the Viking Centre and a Morrisons supermarket. South Shields is located to the east of Jarrow and beyond is the stunning North East coast line.

The Viking Business Park is well positioned just four miles east of Newcastle city centre and just three miles east of Gateshead town centre, both of which are accessed by the A187.



Grey Street - Newcastle



Port of Tyne



South Shields coast line



Gateshead town centre



Viking Centre, Jarrow



South Shields Town Hall

South Tyneside is an area that combines both a heritage-filled past and ambitious regeneration projects for the future, presenting opportunities for businesses to develop as well as good housing, leisure and general amenity for employees.

Connectivity

The Viking Business Park offers excellent access to the A19, the main arterial route of the region.

The Tyne Tunnel is situated less than 1.5 miles to the south east accessed via the A185, which provides quick and easy access to North Tyneside.

Jarrow Metro Station is approximately 550m to the south east which links to the transport hub of Newcastle Central Station, which in turn provides regular train services to London King's Cross, Glasgow and Edinburgh.



Both Gateshead town centre and Newcastle city centre can be easily accessed by both car in 15 and 20 minutes and by Metro in 5 and 10 minutes respectively.

Newcastle International Airport can be accessed in less than 40 minutes by car and 45 minutes by Metro.



Newcastle International Airport

Newcastle Central Station

Specification and Availability

Both properties benefit from:

- Full height atrium
- Feature receptions
- Four pipe fan coil air conditioning
- Full raised access floors
- Suspended ceilings
- Recessed strip lighting
- Lift access to all floors
- Extensive glazing providing excellent natural light
- Male and female toilet facilities on each floor
- Disabled toilet facilities including showers on each floor
- Car parking ratio of 1:306 sq ft

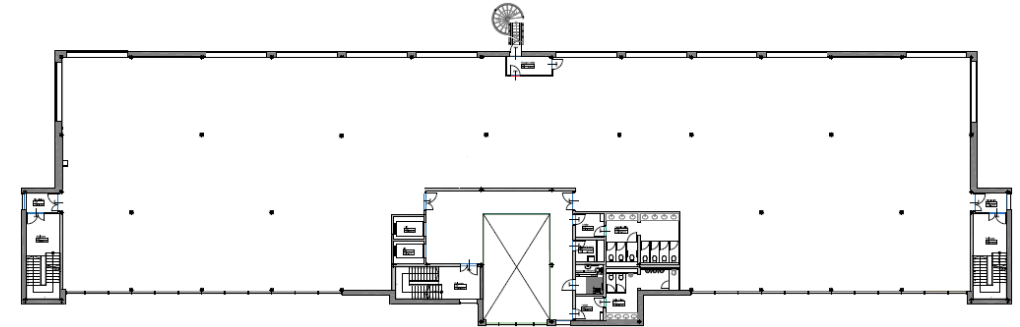


Hawthorne House

Hawthorne House and Strathmore House are modern detached high quality office buildings providing excellent open plan office accommodation across ground, first and second floors.

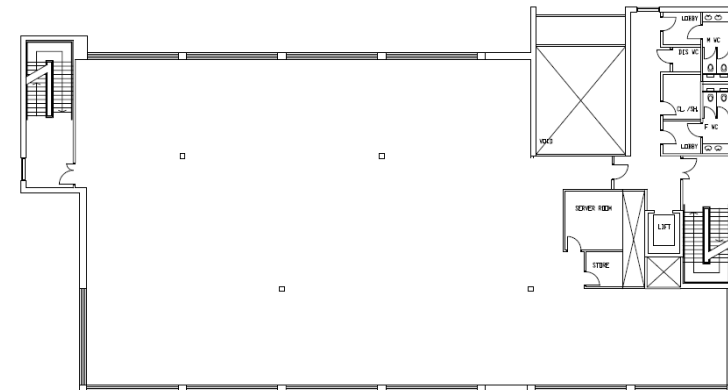
Hawthorne House

	Sq M	Sq Ft
Second Floor	1,416	15,241
First Floor	1,398	15,048
Ground Floor	1,408	15,156
Total	4,222	45,445



Strathmore House

	Sq M	Sq Ft
Second Floor	655	7,055
First Floor	670	7,208
Ground Floor	661	7,118
Reception	52	561
Total	2,038	21,942



Example floor plates – not to scale

Both buildings are available as a whole or in part. Floor plates can be split to create suites from c5,000 sq ft

Measurements are in accordance with the RICS Code of Measuring Practice 6th Edition.



Littlehaven Beach, South Shields

South Tyneside and North East Facts



South Tyneside has a population of over 145,000. The wider Tyne and Wear metropolitan area has a population of over 1,200,000.



The average wage within South Tyneside is over 25% less than the national average.

The average house price within South Tyneside is over 25% less than the national average.

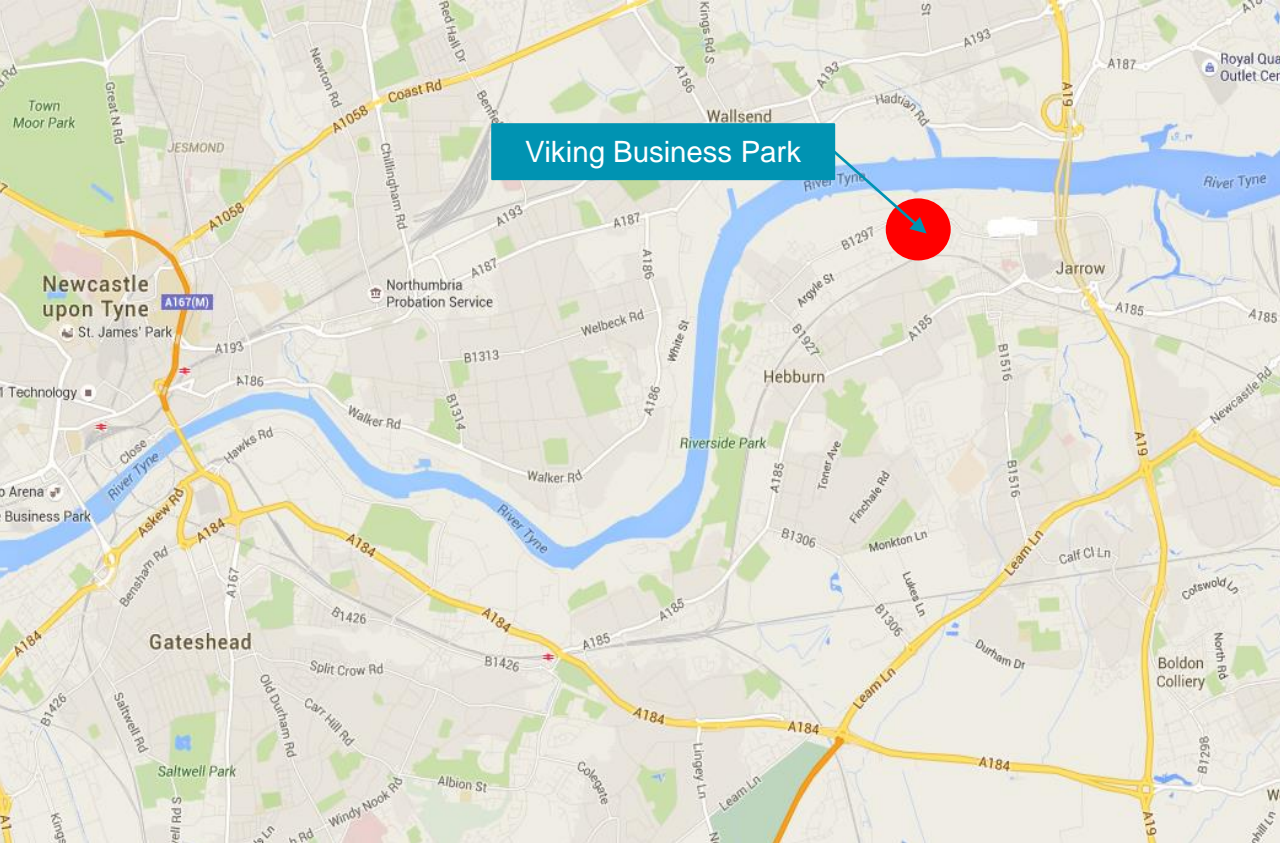


There are over 120,000 students from five universities studying and living in the North East.

The North East has the highest average GCSE results in the country.

Surrounding local occupiers include:





Viking Business Park

Terms

Both Hawthorne House and Strathmore House are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent

£10.00 per sq ft

Business Rates

Business rates payable are approximately £4.62 per sq ft. We would encourage all interested parties to make their own enquiries with the Local Council in respect of business rates.

Service Charge

Upon application

Energy Performance Certificate (EPC)

Hawthorne House - C 71 Strathmore House - D 89

VAT

All references to price, premium or rent are deemed to be exclusive of VAT, unless expressly stated otherwise.

Legal Costs

Each party is to be responsible for their own legal costs associated with any transaction.



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