

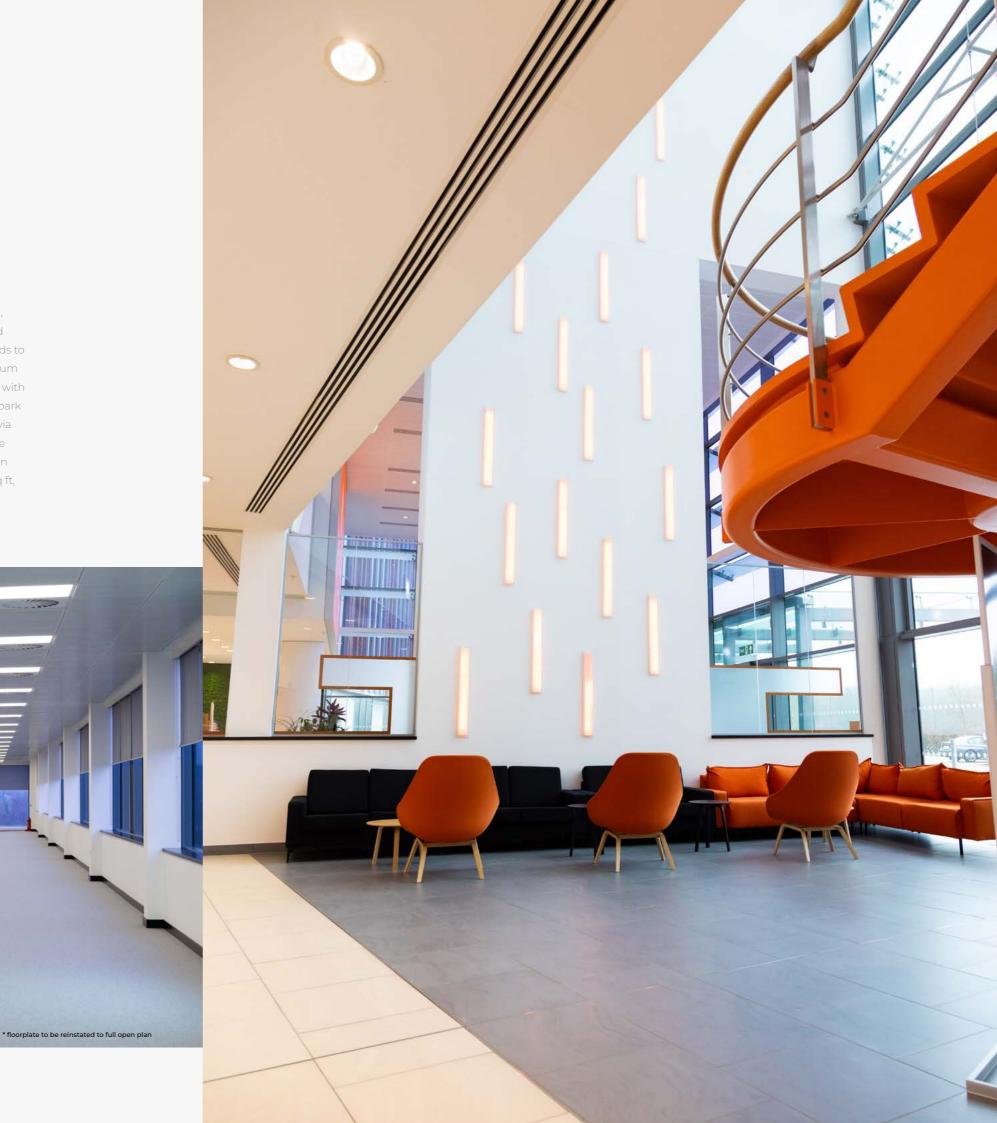




premises located within Rainton Bridge Business Park, Sunderland.

The Property comprises of four interlinked office buildings arranged over ground and three upper floors, totalling approximately 20,191.3 sq m (217,339 sq ft).

Rainton House provides a headquarter Rainton House is of steel frame construction with a combination of brickwork and curtain wall cladding, under a profiled aluminium covered pitched roof. The main entrance leads to an impressive full height glazed atrium at the front of the central buildings, with a secondary entrance from the car park to the rear. Car parking is accessed via a one way access road round the site and is all at surface level providing an excellent car parking ratio of 1:253 sq ft, equating to 859 car parking spaces.



## DESCRIPTION



















The site benefits from extensive landscaping, with a management control centre and Building Management Systems (BMS) linked to an on-site management centre.

Existing on-site facilities also include a lecture theatre, restaurant, gym, fitness studios and extensive shower and locker facilities.

Opposite the site lies a 4.5ha SSSI managed by Durham Wildlife Trust.



The Property benefits from excellent access being within close proximity to the A690 linking the A1(M) to the A19 providing the main arterial access between Durham and Sunderland. The property is accessed directly from the B1284.



#### MEET YOUR NEIGHBOUR

DERECT Business Solutions

**BANKS**Renewables



e-volve

Bentley 🕯

e.Bistro

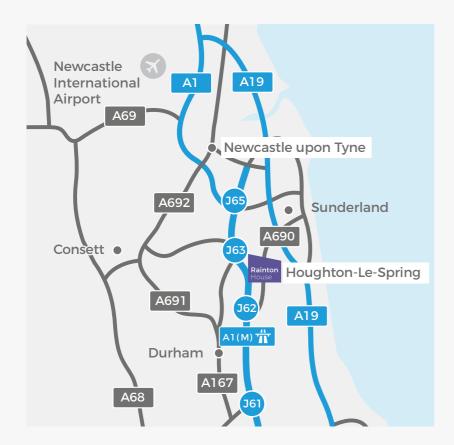
Bellway



**LOVELL** 









- 3 miles to the A19 Sunderland Bypass
- 4 miles from Junction 63 of the A1M
- 15 miles to Newcastle
- 5 miles from Durham City Centre
- 7 miles from Sunderland City Centre



• 15 minute drive to Durham Station which is situated on the main East



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

#### TRAVEL TIMES FROM RAINTON BRIDGE

|            | ROAD      | RAIL      |
|------------|-----------|-----------|
| MANCHESTER | 2H 30MINS | 2H 30MINS |
| EDINBURGH  | 2H 25MINS | 1H 55MINS |
| GLASGOW    | 3H 10MINS | 2H 55MINS |
| BIRMINGHAM | 3H 10MINS | 2H 40MINS |
| LONDON     | 4H 40MINS | 2H 55MINS |

### BUS TRAVEL TIMES TO RAINTON BRIDGE

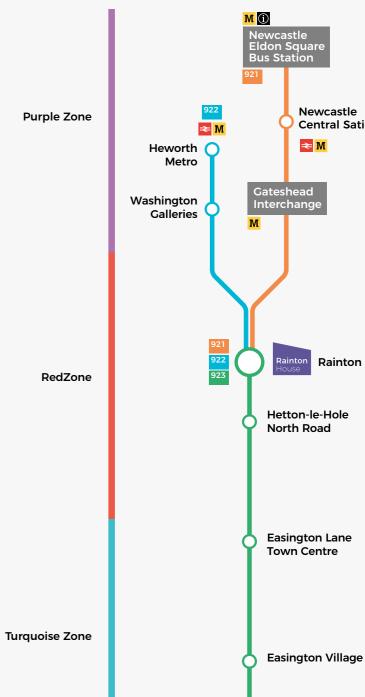
#### DESTINATION

| PETERLEE BUS STATION TO RAINTON BRIDGE     | 27 MINS |
|--|---------|
| EASINGTON TOWN CENTRE TO RAINTON BRIDGE    | 11 MINS |
| HEWORTH<br>TO RAINTON BRIDGE               | 29 MINS |
| WASHINGTON GALLERIES TO RAINTON BRIDGE     | 15 MINS |
| GATESHEAD INTERCHANGE<br>TO RAINTON BRIDGE | 37 MINS |
| CENTRAL STATION TO RAINTON BRIDGE          | 43 MINS |
| ELDON SQUARE<br>TO RAINTON BRIDGE          | 49 MINS |

RedZone



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



Newcastle

**₹**M

Central Sation

**Rainton Bridge** 

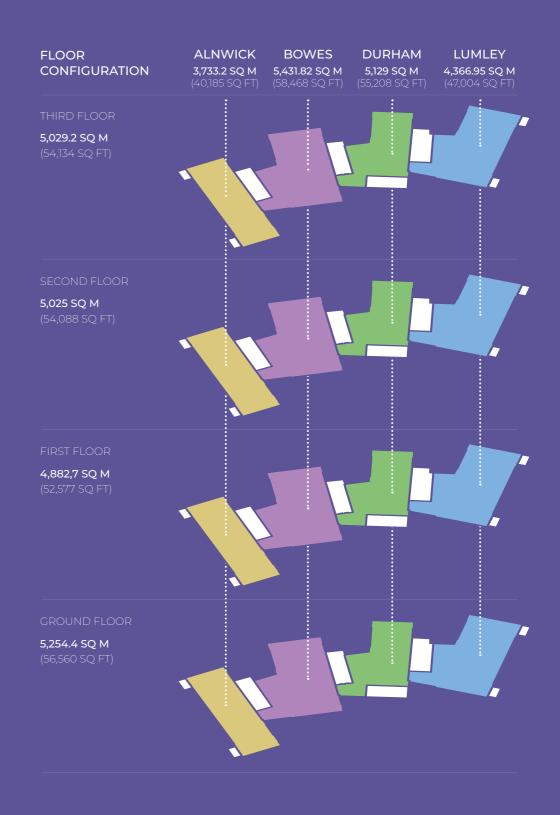


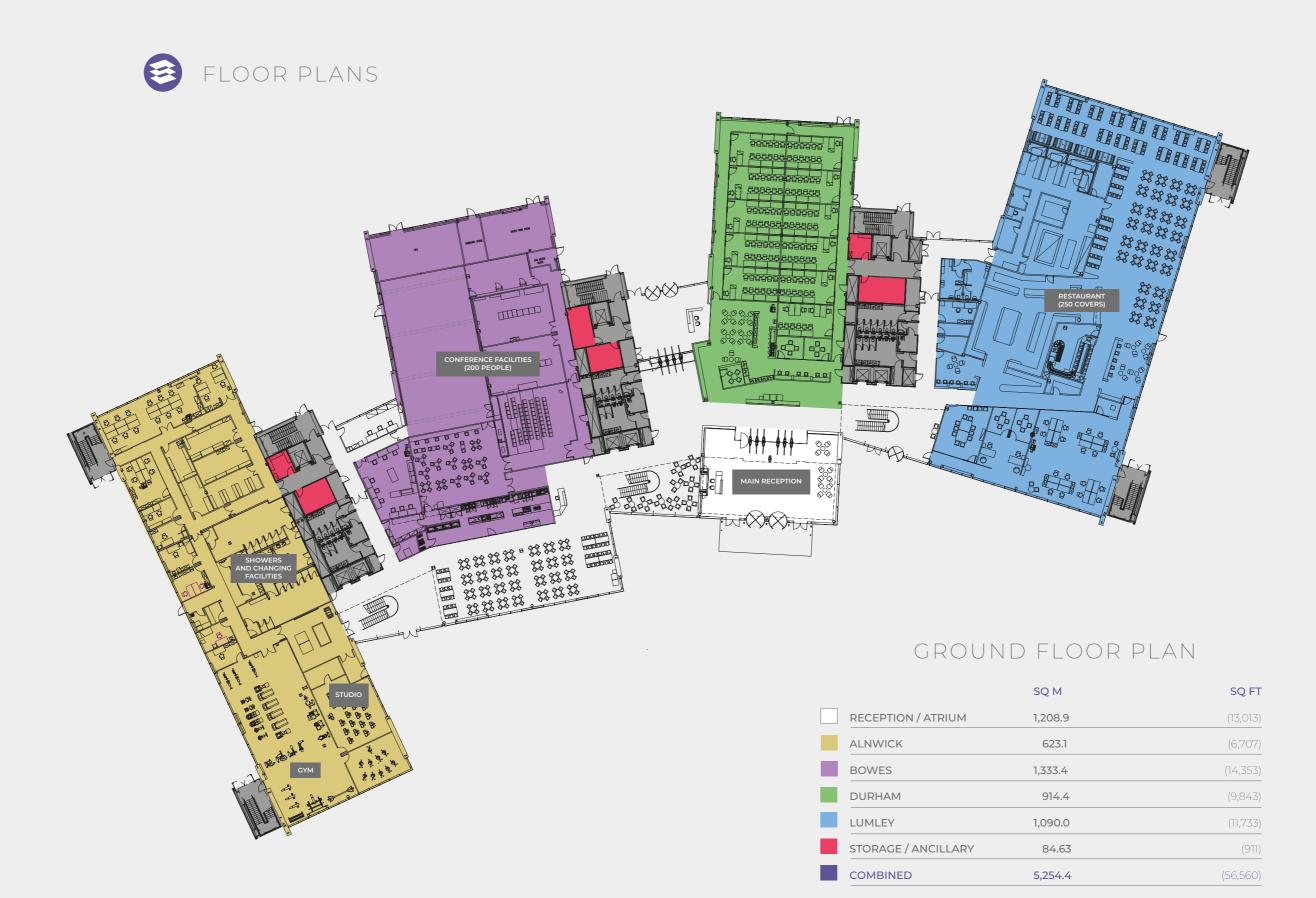


|  | GROUND FLOOR                          | FIRST FLOOR                           | SECOND FLOOR                         | THIRD FLOOR                         |  |
|--|---------------------------------------|---------------------------------------|--------------------------------------|-------------------------------------|--|
| RECEPTION / ATRIUM                               | <b>1,208.9 sq m</b><br>(13,013 sq ft) | N/A                                   | N/A                                  | N/A                                 |  |
| ALNWICK  | <b>623.1 sq m</b> (6,707 sq ft)       | <b>936.9 sq m</b> (10,085 sq ft)      | <b>1086 sq m</b><br>(11,690 sq ft)   | <b>1,087.2 sq m</b> (11,703 sq ft)  |  |
| BOWES  | <b>1,333.4 sq m</b> (14,353 sq ft)    | <b>1,367.01 sq m</b> (14,714 sq ft)   | <b>1,365.1 sq m</b> (14,694 sq ft)   | <b>1,366.31 sq m</b> (14,707 sq ft) |  |
| DURHAM   | <b>914.4 sq m</b> (9,843 sq ft)       | <b>1,407.2 sq m</b><br>(15,147 sq ft) | <b>1,402.5 sq m</b> (15,096 sq ft)   | <b>1,404.9 sq m</b> (15,122 sq ft)  |  |
| LUMLEY   | <b>1,090.0 sq m</b><br>(11,733 sq ft) | <b>1,092.2 sq m</b> (11,756 sq ft)    | <b>1,092.3 sq m</b> (11,757 sq ft)   | <b>1,092.45 sq m</b> (11,758 sq ft) |  |
| STORAGE / ANCILLARY<br>(not illustrated on plan) | <b>84.61 sq m</b> (911 sq ft)         | <b>79.41 sq m</b> (855 sq ft)         | <b>79.11 sq m</b> (851 sq ft)        | <b>78.41 sq m</b> (844 sq ft)       |  |
| SUB TOTAL  | <b>5,254.4 sq m</b> (56,560 sq ft)    | <b>4,882.7 sq m</b> (52,577 sq ft)    | <b>5,025 sq m</b> (54,088 sq ft)     | <b>5,029.2 sq m</b> (54,134 sq ft)  |  |
| GRAND TOTAL                                      |                                       | 20,191.3 sq m                         | <b>20,191.3 sq m</b> (217,339 sq ft) |                                     |  |

There are 859 car park spaces providing an excellent ration of 1:233 sq ft

# ARRANGE THE FLEXIBLE FLOOR PLATES TO SUITE YOUR BUSINESS NEEDS









### The building benefits from the following specification:

















- E.volve providing a state of the art facility for growing organisations
- The bistro an onsite café/ restaurant Local shopping facilities in for Rainton Bridge occupiers



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



### E.BISTRO AND E.VOLVE CENTRE LOCAL & CITY CENTRE SHOPPING SPORTS AND LEISURE FACILITIES

- Ramside Hall Golf and Country Club
- Rainton Meadows Arena exhibition, conference and events centre
- Sports and leisure facilities in



#### **EXCELLENT TRANSPORT LINKS**

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



- Unlimited broadband capacity
- Carrier neutral
- On-site data centre with UPS and



#### INTERNET AND MOBILE SERVICES ACCOMMODATION & HOTELS

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

# FURTHER INFORMATION & VIEWING STRICTLY VIA JOINT AGENTS



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