



# SWANS

## Centre for Innovation

Serviced office accommodation

Various suite sizes available

Station Road, Wallsend, North Tyneside,  
NE28 6HL

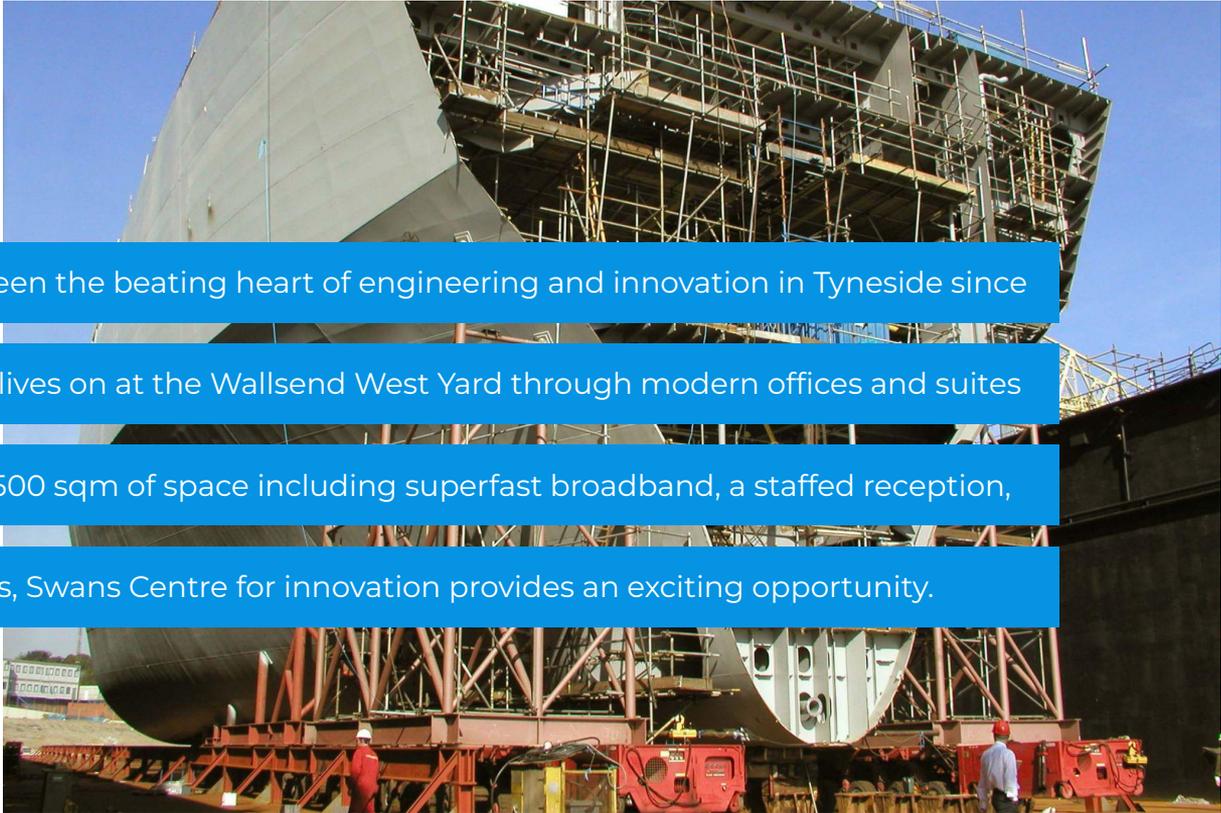


North Tyneside Council

We listen. We care. We are ambitious. We are good value for money.

# The History

A legacy of innovation



Swans Centre for Innovation has been the beating heart of engineering and innovation in Tyneside since the 19th century. Today the legacy lives on at the Wallsend West Yard through modern offices and suites for all businesses. Providing over 1,500 sqm of space including superfast broadband, a staffed reception, meeting and conferencing facilities, Swans Centre for innovation provides an exciting opportunity.



A state-of-the-art, serviced office accommodation that is suitable for various businesses.

The area on the banks of the River Tyne is a hub for innovation, with it being popular for advanced manufacturing and technology companies.

Swans caters for pioneering businesses in the renewable and offshore industries, including advanced and marine engineering, subsea, oil and gas.

# Facilities

Swans Centre for Innovation offers a range of fully refurbished offices.

- ➔ Staffed reception
- ➔ Bookable meeting rooms
- ➔ IT and telephone facilities
- ➔ Communal kitchen
- ➔ Utilities included
- ➔ 24-hour access
- ➔ Superfast broadband
- ➔ Flexible office layouts
- ➔ Flexible lease terms





# Business support services

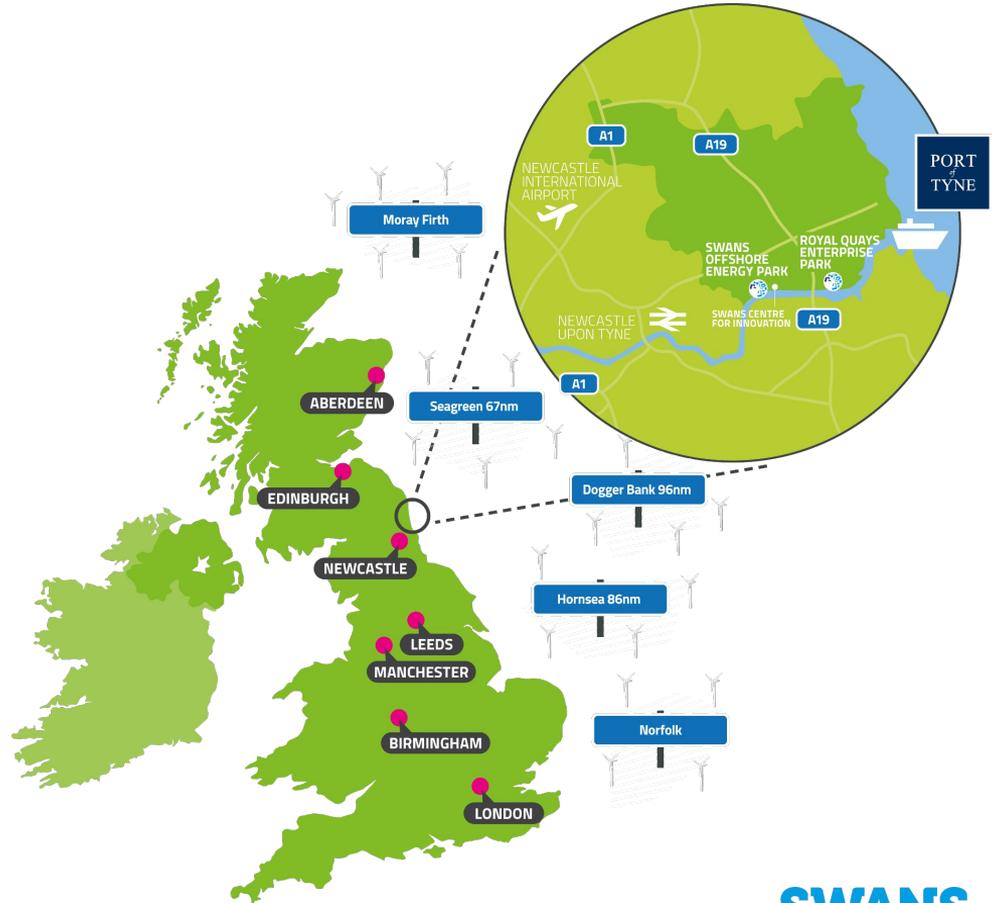
North Tyneside Council can provide a wide range of business support through its expert Invest North Tyneside team. Services include bespoke research, support, funding advice and relocation assistance.

The council also offers help through its Soft Landing Programme where you may qualify to test our office space for free for 6 months with no obligation if you are relocating from outside the North East.

# Location

Swans is located at the south of Station Road in the heart of Wallsend, which is situated in the borough of North Tyneside, approximately 3.5 miles east of Newcastle City Centre. It benefits from excellent public transport infrastructure with local bus routes and the Tyne and Wear Metro connecting with the rest of the region.

It also has access to major road networks via the A19 to go southbound and the A1 to the north.





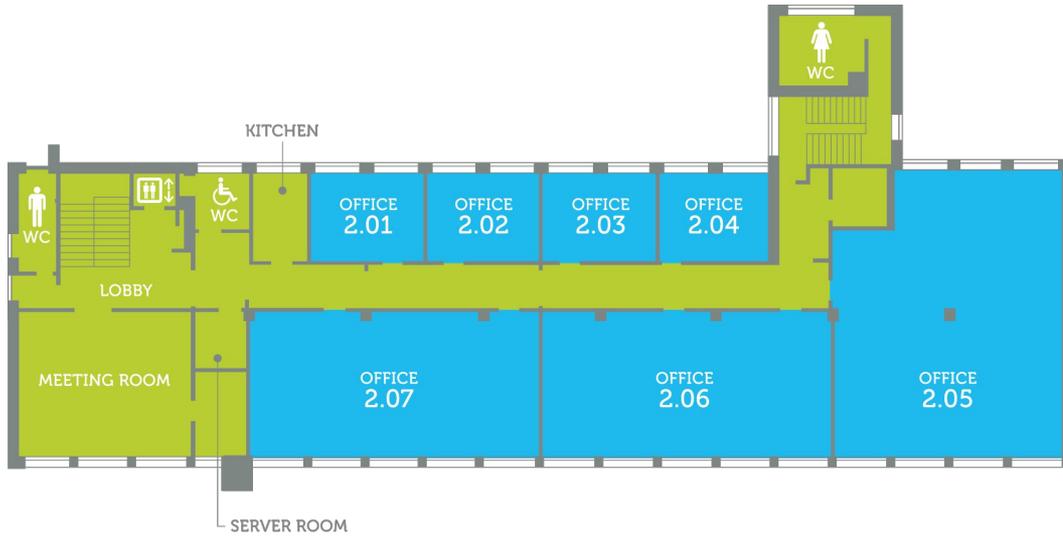
## GROUND FLOOR PLAN

- LANDLORD CONTROL
- OFFICE SPACE

**NOW  
FULLY  
OCCUPIED**



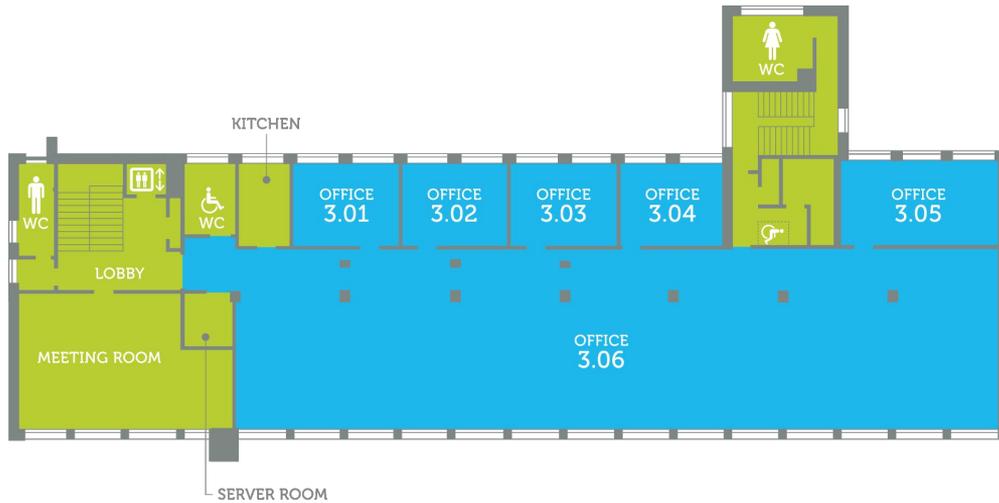
Available Office Suites	Area (sqm)	Rent per annum	Service charge per annum (2023 / 2024)	Monthly payment (inc. rent + s/charge)
1.02	17.55	£1667.25	£1636.67	£275.33
1.03	18.45	£1615	£1595.75	£267.56
1.04	18.45	£1752.75	£1677.59	£285.86
1.05	18.36	£1744.20	£1669.40	£284.47
1.10 & 1.11	92.32	£8770.40	£8394.30	£1430.39
1.12	40.97	£3892.15	£3725.72	£634.78
1.13	42.13	£4002.35	£3830.72	£652.76



## SECOND FLOOR PLAN

- LANDLORD CONTROL
- OFFICE SPACE

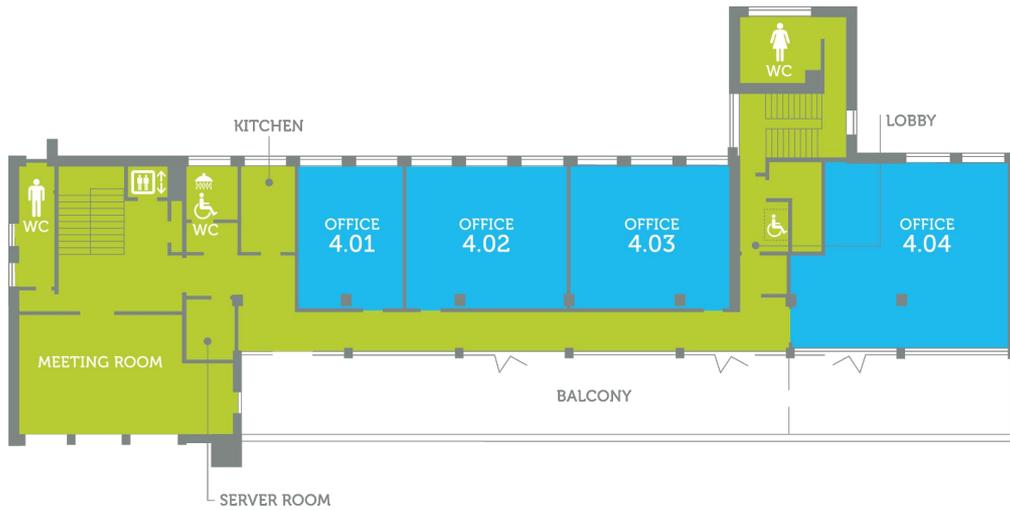
**NOW  
FULLY  
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## THIRD FLOOR PLAN

- LANDLORD CONTROL
- OFFICE SPACE

Available Office Suites	Area (sqm)	Rent per annum	Service charge per annum (2023 / 2024)	Monthly payment (inc. rent + s/charge)
3.01-3.06	402.75	£38,261.25	£36,620.49	£6240.15



## FOURTH FLOOR PLAN

- LANDLORD CONTROL
- OFFICE SPACE

**NOW  
FULLY  
OCCUPIED**



## Further information

For further information about Swans Centre for Innovation, please contact:

Phone: [0191 643 6959](tel:01916436959)

Email: [swansCFI@northtyneside.gov.uk](mailto:swansCFI@northtyneside.gov.uk)

Website: <https://swans-cfi.co.uk>

For further information on business support services and the Soft Landing Programme please contact the Invest North Tyneside team:

Phone: [07855851925](tel:07855851925)

Email: [business@northtyneside.gov.uk](mailto:business@northtyneside.gov.uk)

Website: [www.investnorthtyneside.co.uk](http://www.investnorthtyneside.co.uk)