

SWANS

Centre for Innovation

Serviced office accommodation

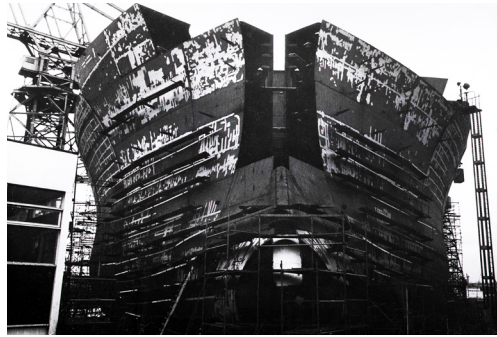
Various suite sizes available

Station Road, Wallsend, North Tyneside,
NE28 6HJ



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Real estate and
infrastructure

A part of history – a legacy of innovation



Swans has been the beating heart of engineering and innovation in Tyneside since the nineteenth century. Subsequent mergers later and the name Swan Hunter is world renowned. Today that legacy lives on at the Wallsend West Yard with modern offices and suites for all businesses. Providing over 1,500 sqm of space including superfast broadband, and staffed reception, meeting and conferencing facilities, Swans Centre for Innovation provides an exciting opportunity.

SWANS

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A state-of-the-art serviced office accommodation that is popular for all office occupiers.

The area on the banks of the River Tyne is popular with advanced manufacturing and technology hub.

Swans caters for class-leading businesses in the renewable and offshore industries, including advanced and marine engineering, subsea, oil, gas and offshore renewable energy.

Swans Centre for Innovation provides an exciting opportunity for office-based businesses to be part of this dynamic community.



Facilities

Swans Centre for Innovation offers a range of fully refurbished offices to suit all businesses, from startups to established companies.

Key features include:

- Staffed reception
- Bookable meeting rooms
- IT and telephone facilities
- Communal kitchen
- Utilities included
- Free parking
- 24-hour access
- Superfast broadband
- Flexible office layouts ideal for growing businesses
- Flexible lease terms
- Conference room facility
- Virtual office available

The office suites are connected by a service core incorporating toilet facilities and a lift. The suites can be let individually or in multiples.

Tenure

Flexible leasing terms are available including on easy-in, easy-out terms by way of a Tenancy at Will.



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 and intelligence, recruitment guidance and support, tailored funding advice, property solutions and relocation assistance.

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



Location

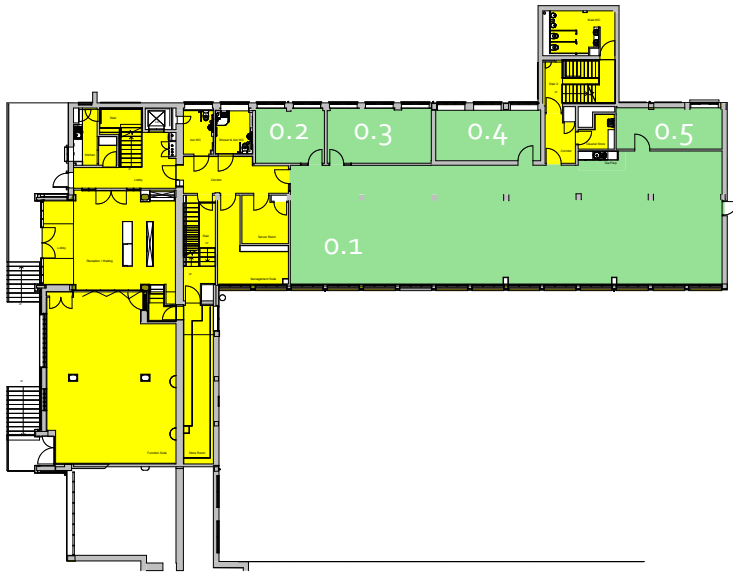
Wallsend is situated in the borough of North Tyneside approximately 3.5 miles east of Newcastle City Centre in the North East of England. It benefits from good public transport infrastructure with local bus routes and the Tyne and Wear Metro connecting it with the rest of the

region. It also has access to major road networks via the A19 dual carriageway linking to the Tyne Tunnel southbound and the A1 to the north.

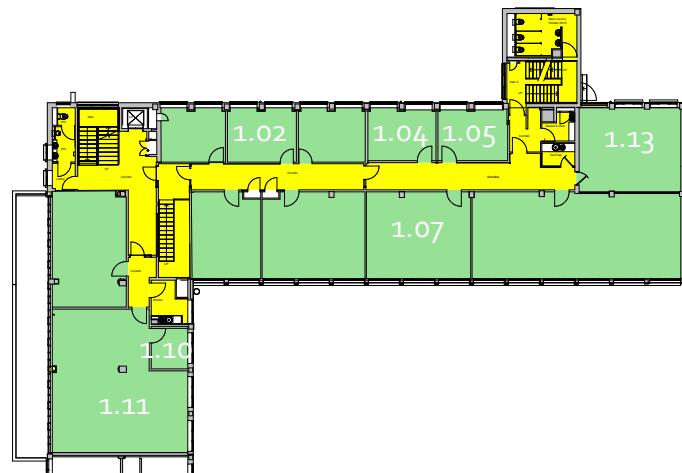
Swans is located at the south of Station Road in the heart of

Wallsend. The Tyne Tunnel is less than a five-minute drive, and the A19 and A1058 Coast Road into Newcastle City Centre are within easy reach. Wallsend metro station is a few minutes' walk away, offering access for staff and visitors.





GROUND FLOOR

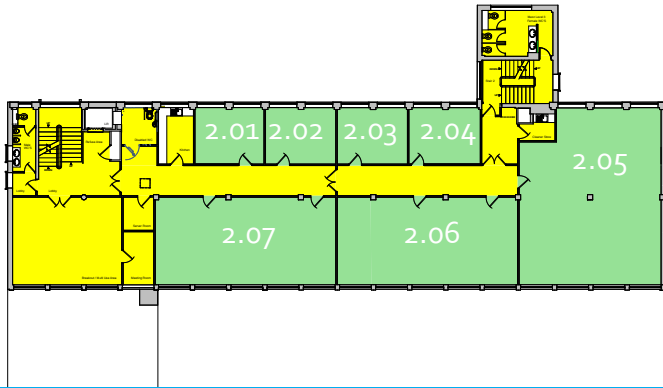


FIRST FLOOR

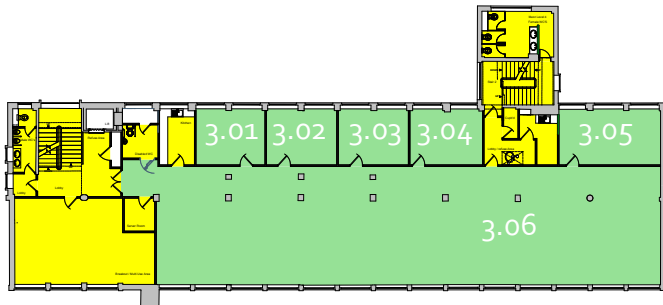
| Suite | Area (sqm) | Rent per annum | Service Charge per annum (2021/2022) | Monthly payment (inc rent + s/charge) |
|-------------|------------|----------------|--------------------------------------|---------------------------------------|
| 0.01 - 0.05 | 328.27 | From £20,000 | £31,606.01 | From £4,300.50 |
| 3.01 - 3.06 | 402.75 | From £25,000 | £38,776.99 | From £5,314.74 |

| Suite | Area (sqm) | Price per month (exc VAT) |
|------------------|------------|---------------------------|
| 1.02 | 18 | £286.92 |
| 1.04 | 18.45 | £294.09 |
| 1.05 | 18.36 | £292.65 |
| 1.07 | 43.52 | £693.71 |
| 1.10-1.11 | 92.32 | £1,471.58 |
| 1.13 | 42.13 | £671.55 |

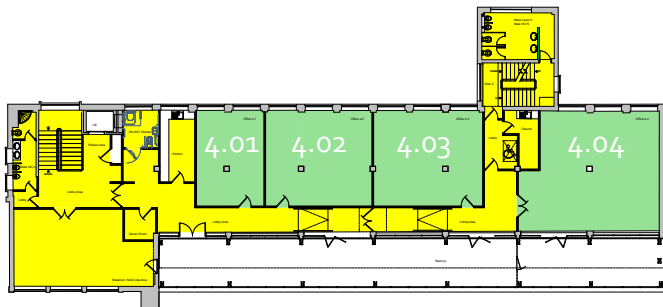




SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

| Suite | Area (sqm) | Price per month (exc VAT) |
|-----------|------------|---------------------------|
| 2.01 | 17.77 | £283.25 |
| 2.02 | 18.09 | £288.35 |
| 2.03 | 18.04 | £287.55 |
| 2.04 | 18.43 | £293.77 |
| 2.05 | 108.84 | £1734.91 |
| 2.06 | 71.85 | £1145.29 |
| 2.07 | 72.1 | £1149.27 |
| 3.01-3.06 | 402.75 | £5,314.74 |
| 4.01 | 29.67 | £519.91 |
| 4.02 | 46.48 | £814.48 |
| 4.03 | 47.66 | £835.16 |
| 4.04 | 70.91 | £1242.58 |



OFFICES
STUDIOS
MEETING ROOMS
EVENT SPACE
VIRTUAL OFFICE

FURTHER INFORMATION

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

Phone: 0191 643 6959

Email: SwansCFI@northtyneside.gov.uk

Website: <https://swansoffshore.co.uk/cfi/>

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

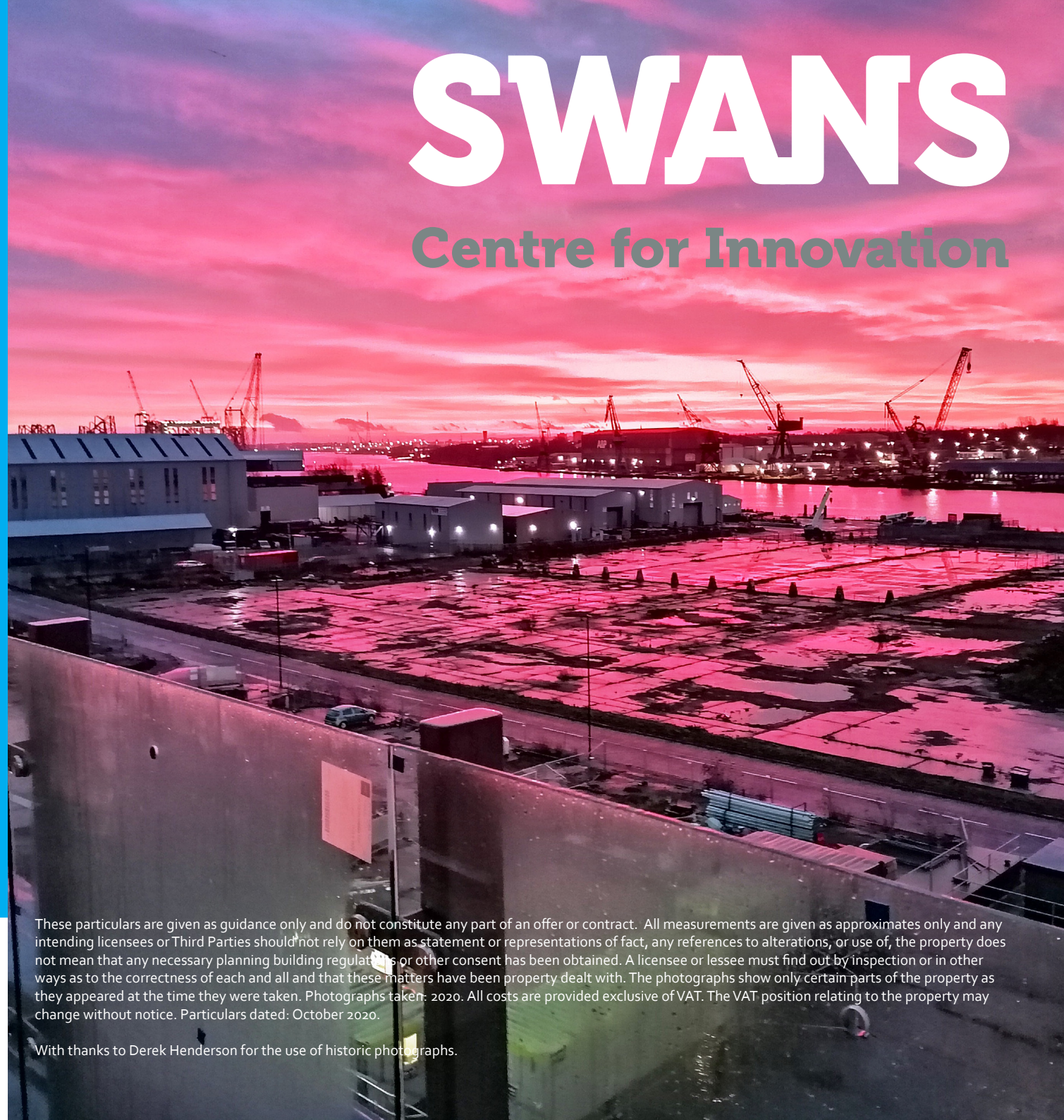
Phone: 07855851925

Email: business@northtyneside.gov.uk

Website: www.investnorthtyneside.co.uk

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With thanks to Derek Henderson for the use of historic photographs.



North Tyneside Council

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