

Centurion Offices,
Wallsend



Shepherd Offshore

Centurion Offices, Hadrian Road, Wallsend, Tyne and Wear,
NE28 6UL

www.shepherdoffshore.com



Shepherd Offshore is an established, innovative and driven organisation that operates as a service provider and developer, primarily for the Oil & Gas and Energy industries.

Centurion Offices is one of our available established offices, located in Tyne and Wear.

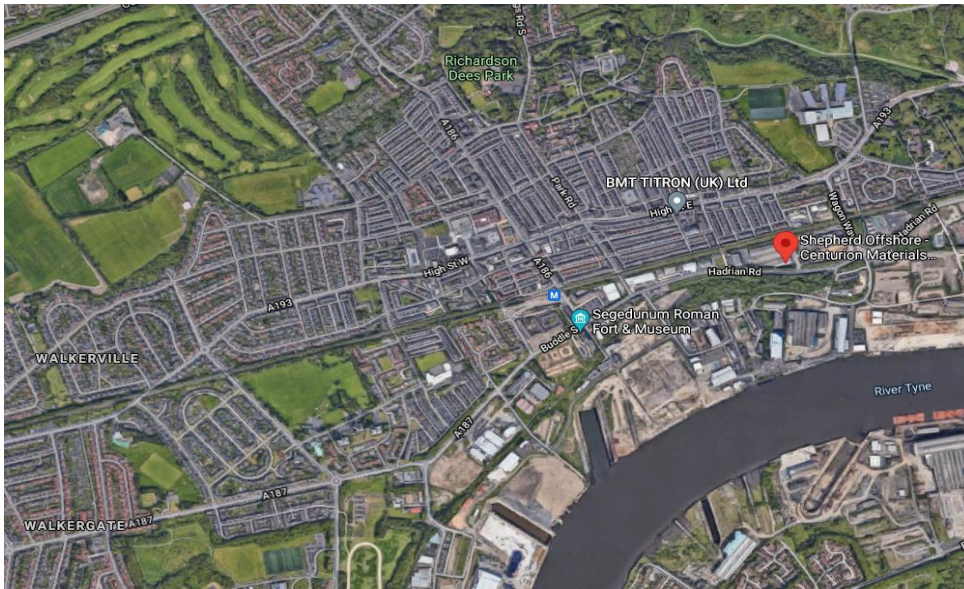
The company offers competitive rental schemes, with design and build capability and with an established construction history of manufacturing facilities.

The Centurion offices are located adjacent to 3 warehouses currently rented to a variety of businesses. It is also located a short drive from Swans Energy Park which Shepherd Offshore are developing in a similar manner to Neptune Energy Park.

Site Information	
Location and distance from closest city	North East England, 4 miles East of Newcastle upon Tyne
GPS Coordinates	54°59'26"N 1°31'24."W
Local Area	Walker & Wallsend, Newcastle, North Bank of the River Tyne
Distance From The Mouth of the River to Site	Approximately 5 miles
Surroundings	Industrial, manufacturing and quayside services operations
Site Access	
Adjacent to River Tyne	No
Multiple existing access roads to site	No
Rail access to site	No
Nearest International standards highway access	A19
Site Accessible by Heavy Load Routes	Yes
Nearest national/international commercial airport	Newcastle International Airport, 10 Miles
Availability of public transport to the site	Extensive, frequent bus services Wallsend Metro Station approx. 0.5 a mile away



Swans Energy Park



Centurion
Offices
location

Site Description

	Offices - shielded from the road by a row of trees with parking facilities available.
Size of site (Square Ft)	Ground Floor-2,400ft. ² First Floor -2,443ft. ²
	Total – 4,843ft ²
Site Shape	Generally Rectangular shaped
Height Restrictions	Floors in building
Any easements or height restrictions on site (e.g. high voltage lines, buildings, canals)	Existing infrastructure
Topography (max grade variance (feet/meters))	1:200

Supportive Information

Dimensions:	Centurion Office Building is 261.13m by 259.23m
Blueprints	Available
Estate	Offices located next to a warehouse and next door to a further 2 warehouse and a factory
Location	It is strategically positioned close to major manufacturers on the north bank of the Tyne, with ease of access to Newcastle city centre, the A19 and Tyne Tunnel.
Security	Fenced and gated

Site Ownership

Site Available	Yes
Site ownership status (public vs private)	Private
Percentage of site owned by state	0%
Commercial Availability	Rental/lease agreement
Property owner(s)	Shepherd Offshore Limited
Do Shepherd Offshore have the ability to develop & bring in a project?	Yes

Commercial and Construction Approval Procedures

Average timeline to complete the negotiations and sign a site purchase contract	13 weeks
Procedures to complete the land contract	Agreement to lease
Other regulatory approvals required prior to construction	Planning approval Building Regulations Approval Environmental Permit
Time required to obtain approvals	13 weeks from Validation of applications
Third-party claims on the territory	None

Supportive Infrastructure - Site Services & Support

In House Cranage/Plant Capability	Yes
In House Transport Capability	Yes
Material/Product Handling Services	Yes
Rigging, Fabrication and Sea Fastening Services	Yes
Vessel Berthage/Embarkation Teams	Yes
Lifting Specialists	Yes
Rigging Team	Yes
Engineering/Fabrication Teams	Yes
Warehousing	Yes
Storage	Yes
Company Certified ISO 9001:2015 Standards	Yes
Company Certified ISO 18001:2007 Standards	Yes
Company Port Security Licence	Yes

The Unit	
Size	4,843ft. ²
Description	Our Centurion facility is now available for rent, ideally for commercial offices. The building is shielded from the road by a row of trees, and includes a total coverage of 4,843ft. ² (ground floor: 2,400ft. ² , first floor: 2,443ft. ²) with parking facilities available. It is strategically positioned close to major manufacturers on the north bank of the Tyne, with ease of access to Newcastle city centre, the A19 and Tyne Tunnel.
Environmental/Geological	
Soil bearing capacity	The site has been subject to full remediation
Soil conditions/type	The site has been subject to full remediation
Drainage system	Yes., foul water and surface water connections are available on and adjacent to the site
Proximity to natural reserves/potential issues	No
Archaeological issues/features	No, all covered as part of site remediation
Environmental/contamination issues, e.g. proximity to chemical plant and other pollution generators, radiation.	No, site-wide contamination issues all covered as part of site remediation
Natural disaster risk	No
Chemical uses limitation	No
Air pollution/emission issues on or in proximity of site	No

Inside Centurion Offices



Utilities	Supplier	Service to Site	Available Supply
Electricity	Northern Powergrid (NPG)	Yes	2.2 MVA Capacity
Gas	Northern Gas Networks (NGN)	Yes	TBC
Water	Northumbrian Water (NWL)	Yes	TBC
Telecoms	Openreach & Virgin Media	Yes	TBC

Case Study – Bridon Manufacturing Facility

Shepherd Offshore has an established history of construction and development in the manufacturing industry.

One such example is our development of Bridon Rope Manufacturing Facility. It is a new facility comprising of a number of overhead cranes with capacities ranging from 10 tonnes to 150 tonnes and has a reel production capacity of 700 tonnes.


Shepherd Offshore was available to the client on a 24hr basis and also provided in-house plant, transport and crange capability, with dockside crange of up to 800 tonne.

Bridon Rope Manufacturing Facility	
Client	Bridon Bekeart
Cost	Over £30million
Building square footage	85,896 sq. ft.
Development	Facility completed in 14 months, from initial planning & area preparation through to commissioning and handover. New quay construction and heavy load out pad.
Client Feedback	“The ropes produced at this state-of-the-art facility will expand the boundaries of what is possible for customers across the sector. Bridon Neptune Quay has been built to help us solve our customers’ most significant technological challenges”. Bridon Group CEO, Jon Templeman



Contact Us

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Shepherd Offshore operates within a highly effective and dedicated management structure in order for projects to be accelerated and executed efficiently - at all times.

Our management team is focused on building mutually beneficial long term relationships, based on first-class service, speedy decision making and always delivering on our promises.

Please contact us regarding any questions that you may have relating to the site, or for general enquiries.





Shepherd Offshore Thank You