

A modern, multi-story office building with a glass and copper-clad facade. The building features large glass windows and a prominent copper-clad vertical section. The sky is a clear, bright blue. The text is overlaid on the right side of the image.

**Rainton
House**

TO LET
GRADE A HQ BUILDING
From 1,019.6 sq m (11,750 sq ft)
to 20,191.3 sq m (217,339 sq ft)

Rainton House, Rainton Bridge,
Sunderland, DH4 5QZ

WELCOME TO RAINTON HOUSE

A 20,191.3 sq m (217,339 sq ft)

GRADE A HEADQUARTERS

OFFICE BUILDING TO LET





DESCRIPTION

Rainton House provides a headquarter 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 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 around 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.



* floorplate to be reinstated to full open plan

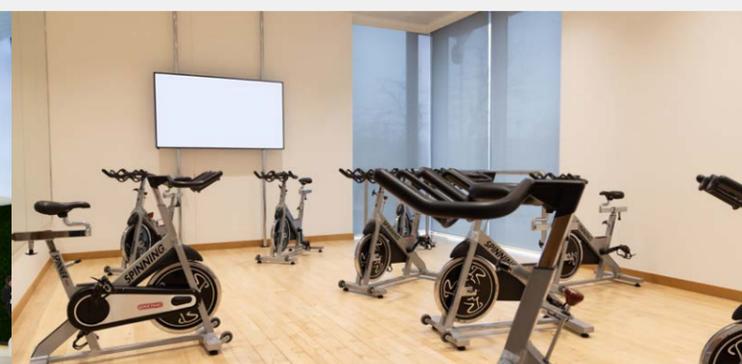
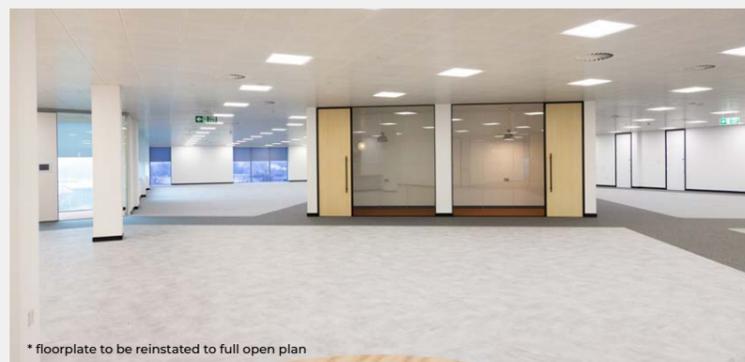


DESCRIPTION

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.



 LOCATION

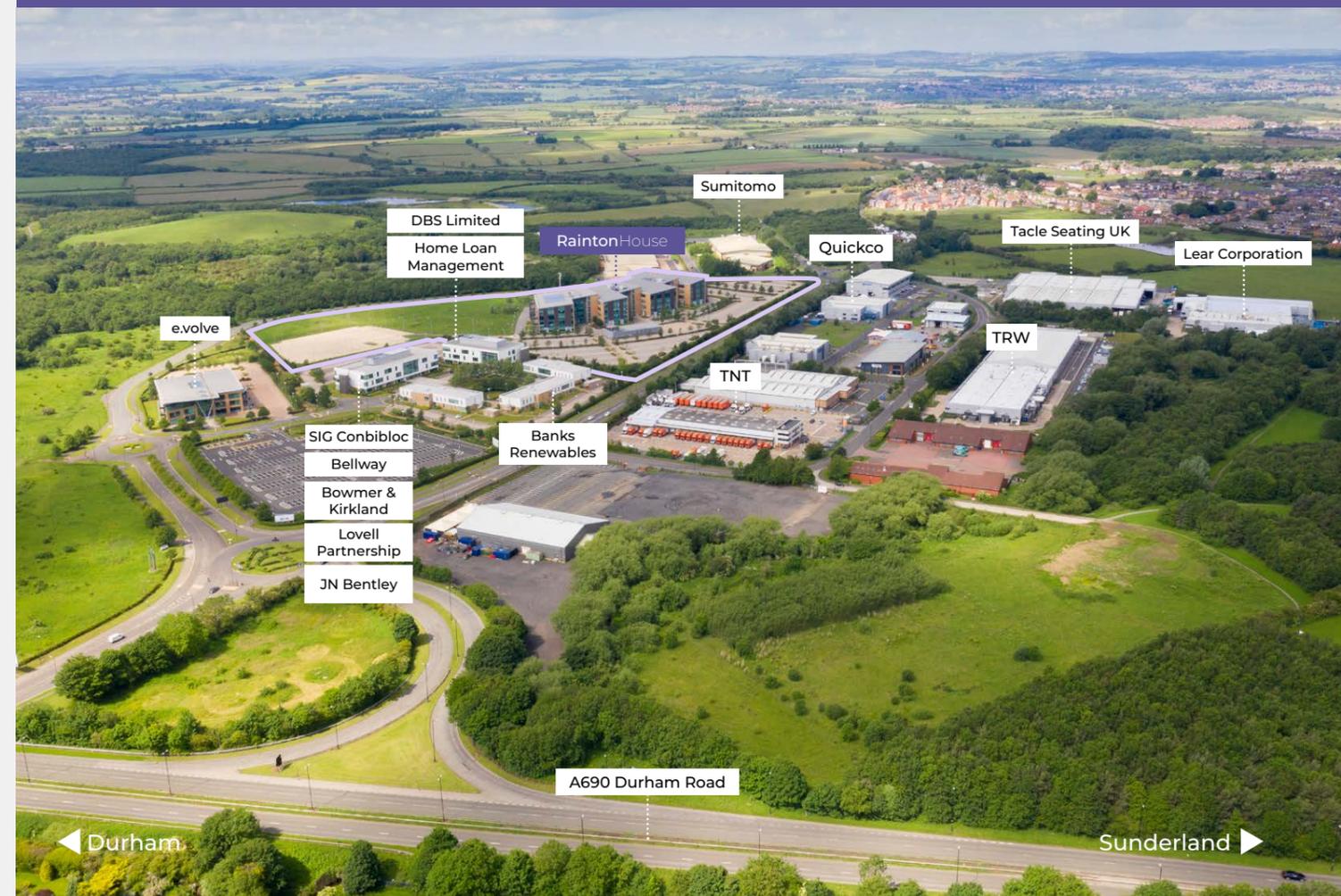
The Property benefits from excellent access being within close proximity to the A690 linking the A1(M) to the A19 providing the main arterial access between Durham and Sunderland. The property is accessed directly from the B1284.



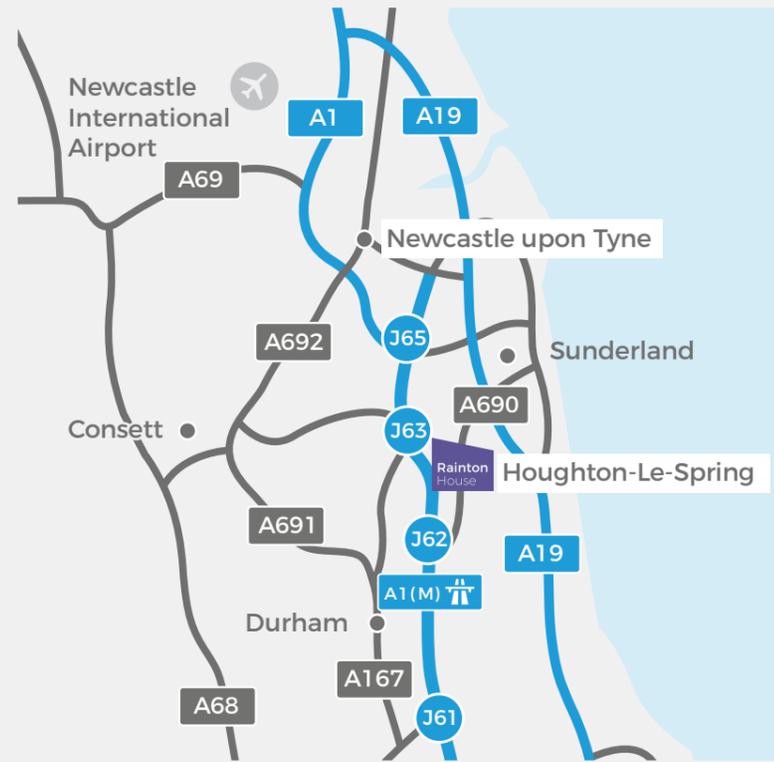
MEET YOUR NEIGHBOURS



Bowmer & Kirkland



 CONNECTIVITY



ROAD



- 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

RAIL



- 15 minute drive to Durham Station which is situated on the main East Coast rail line

AIR



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

BUS



- 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

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

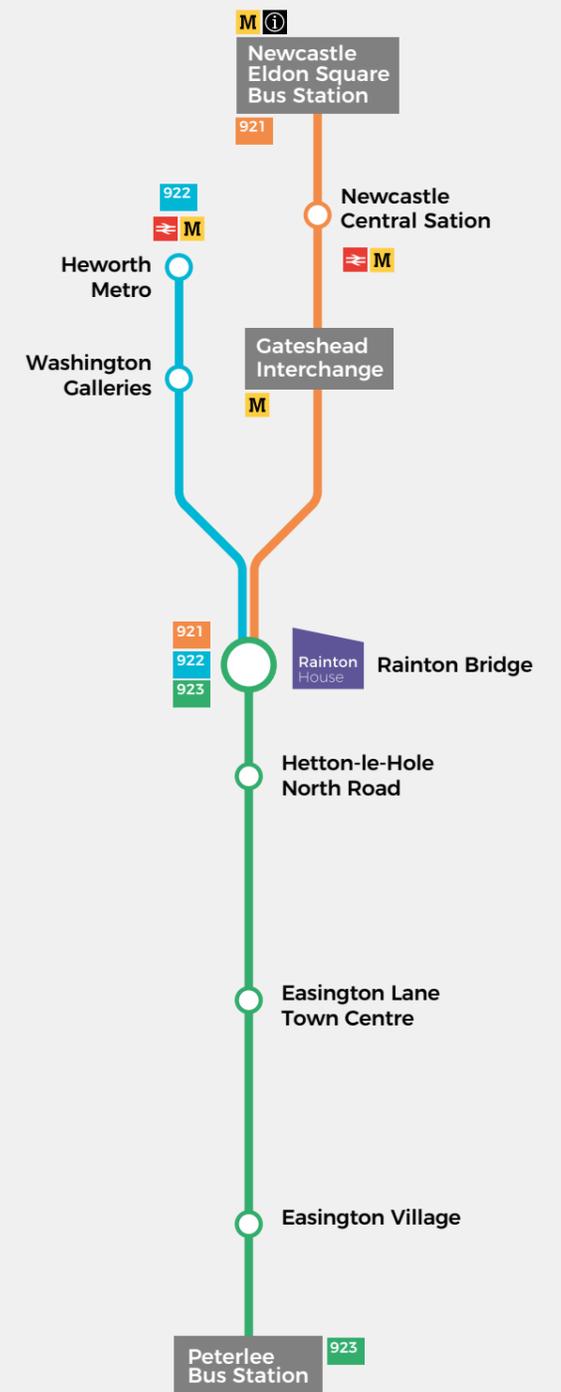
DESTINATION

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

Purple Zone

RedZone

Turquoise Zone



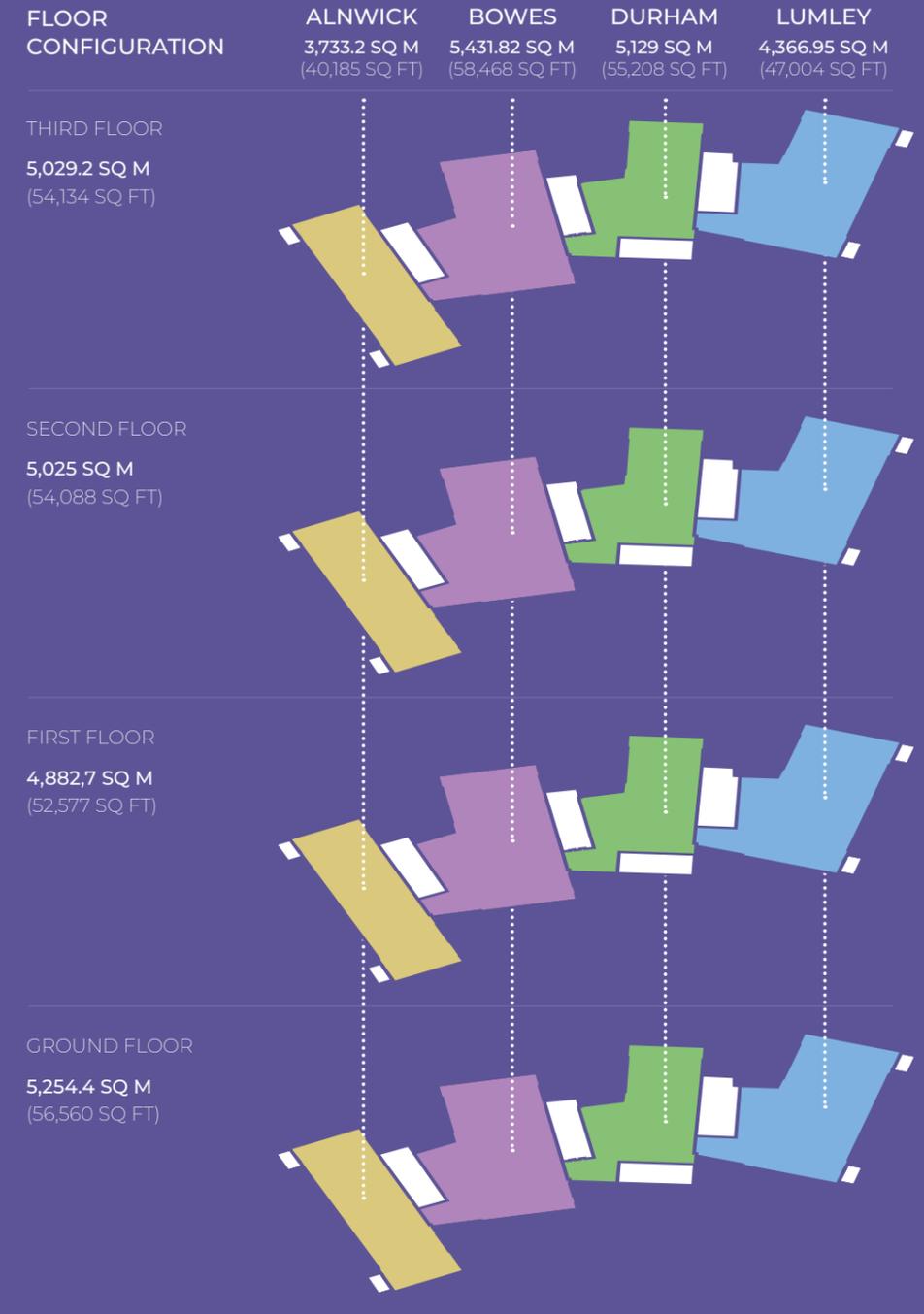
 SITE PLAN

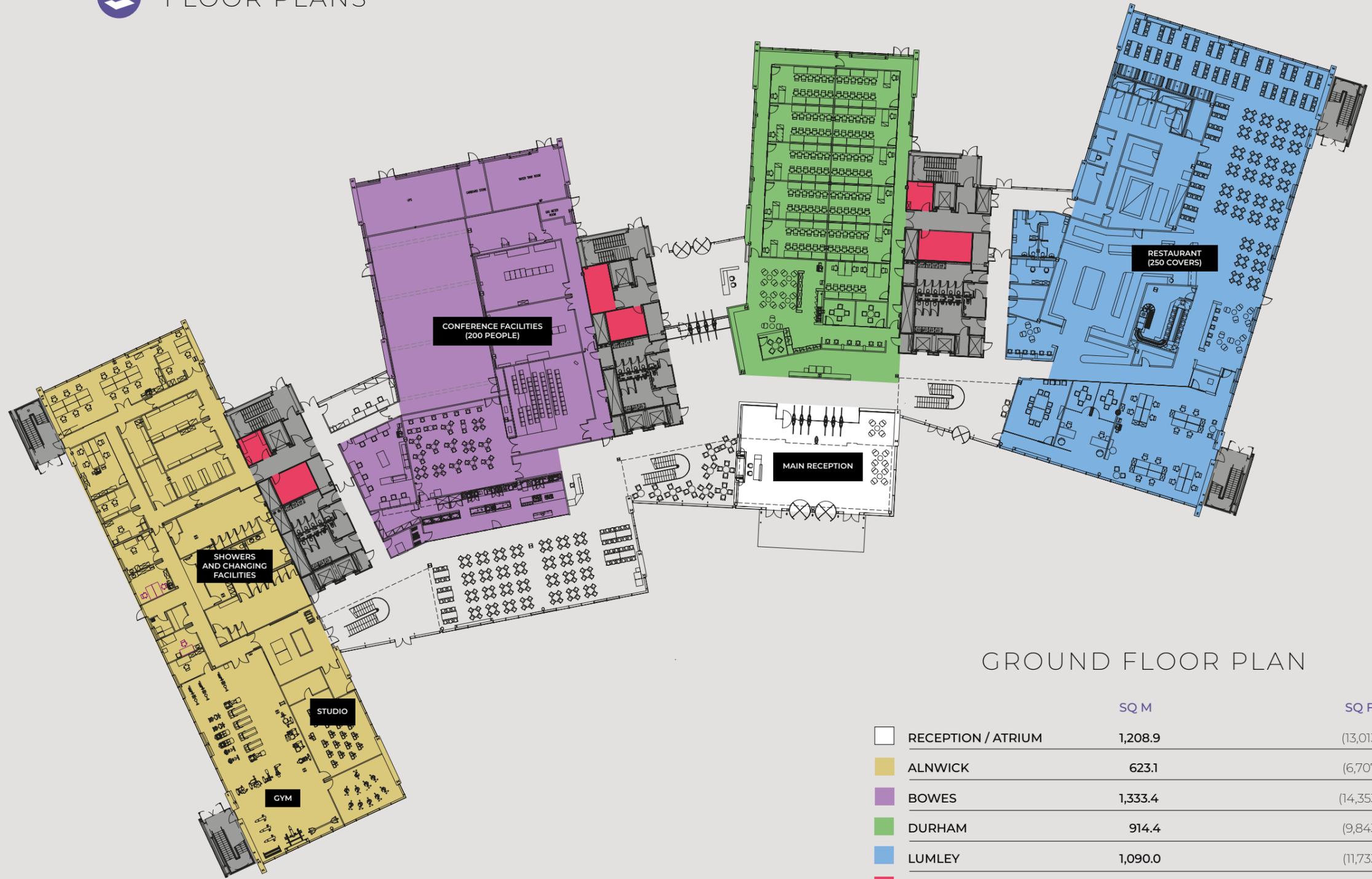


	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
 RECEPTION / ATRIUM	1,208.9 sq m (13,013 sq ft)	N/A	N/A	N/A
 ALNWICK	623.1 sq m (6,707 sq ft)	936.9 sq m (10,085 sq ft)	1086 sq m (11,690 sq ft)	1,087.2 sq m (11,703 sq ft)
 BOWES	1,333.4 sq m (14,353 sq ft)	1,367.01 sq m (14,714 sq ft)	1,365.1 sq m (14,694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

There are 859 car park spaces providing an excellent ration of 1:253 sq ft

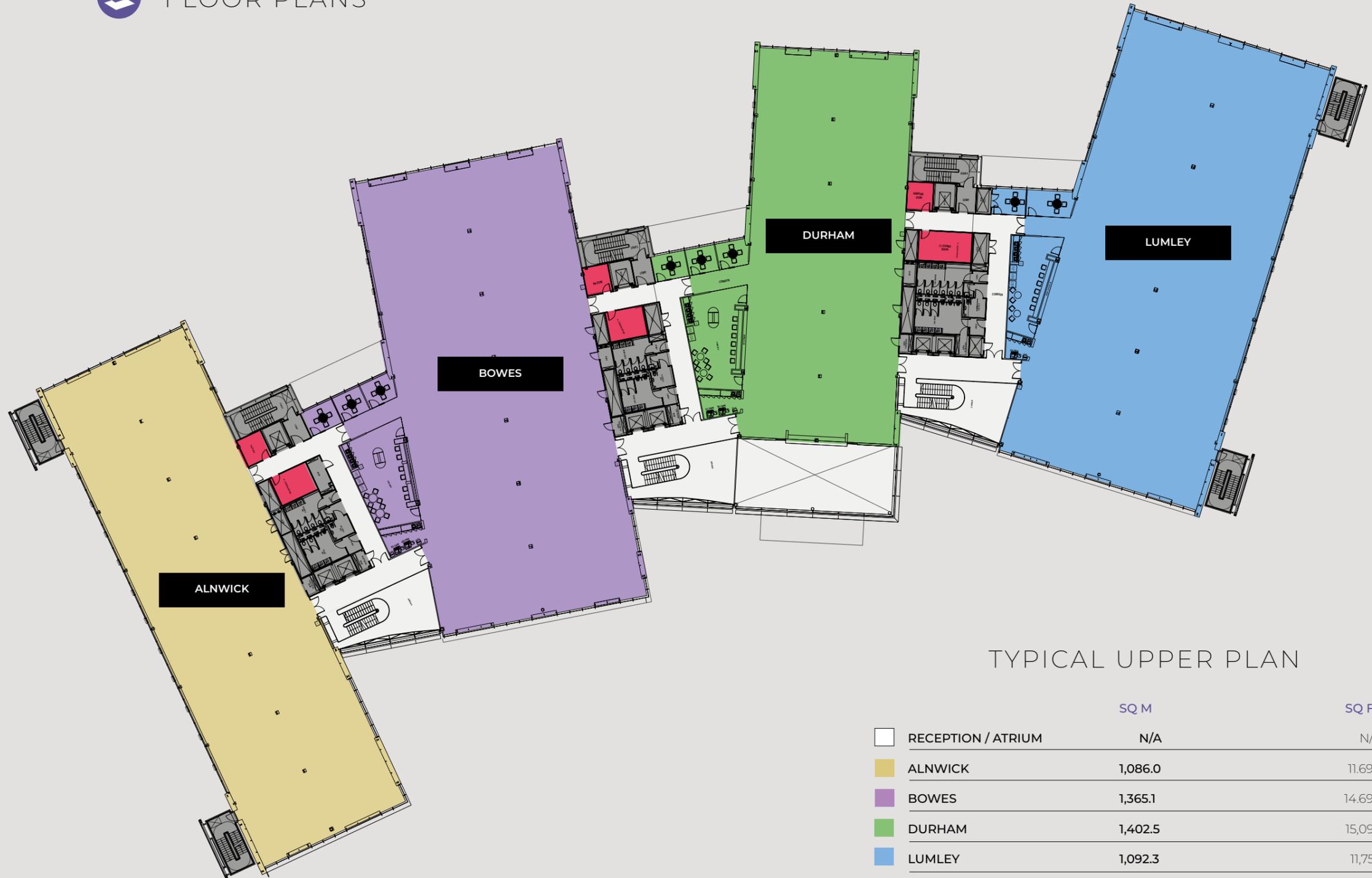
ARRANGE THE FLEXIBLE FLOOR PLATES TO SUITE
YOUR BUSINESS NEEDS





GROUND FLOOR PLAN

	SQ M	SQ FT
 RECEPTION / ATRIUM	1,208.9	(13,013)
 ALNWICK	623.1	(6,707)
 BOWES	1,333.4	(14,353)
 DURHAM	914.4	(9,843)
 LUMLEY	1,090.0	(11,733)
 STORAGE / ANCILLARY	84.63	(911)
 COMBINED	5,254.4	(56,560)



TYPICAL UPPER PLAN

	SQ M	SQ FT
 RECEPTION / ATRIUM	N/A	N/A
 ALNWICK	1,086.0	11,690
 BOWES	1,365.1	14,694
 DURHAM	1,402.5	15,096
 LUMLEY	1,092.3	11,757
 STORAGE / ANCILLARY	79.1	(851)
 COMBINED	5,052.0	54,088



SPECIFICATION

The building benefits from the following specification:

- Flexible, open plan floor plates with only a single set of columns
- Double glazed curtain walling.
- LED lighting integrated with suspended metal tile ceiling.
- Four pipe fan coil air-conditioning
- Full access raised floor, of 200mm
- Finished floor to ceiling height, 3.5m at ground floor & 3m on the upper floors
- Ceiling void 1.1m
- Six passenger lifts (13-person) and three goods lifts
- High quality WCs and shower facilities
- Mains supply 11KV/400V Transformers (T2 & T2) situated in the Energy Centre
- Dual link 70Mb/1Gb broadband width
- 3 backup generators n + 1 resilience providing 1,200 kW
- Backup UPS
- EPC rating of B:40
- BREEAM rating of 'Very Good'



AMENITIES



E.BISTRO AND E.VOLVE CENTRE

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



LOCAL & CITY CENTRE SHOPPING

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



SPORTS AND LEISURE FACILITIES

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



EXCELLENT TRANSPORT LINKS

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



INTERNET AND MOBILE SERVICES

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



ACCOMMODATION & HOTELS

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

FURTHER INFORMATION & VIEWING
STRICTLY VIA SOLE AGENTS

**Lambert
Smith
Hampton**

AIDAN BAKER

M: 07712 868 537
adbaker@lsh.co.uk

JESS VENTERS

M: 07711 965 784
jventers@lsh.co.uk

Lambert Smith Hamptons conditions under which particulars are issued Messrs. Lambert Smith Hampton for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Lambert Smith Hampton have authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. January 2026