HAWTHORNE HOUSE & STRATHMORE HOUSE
VIKING BUSINESS PARK, JARROW NE32 3DP

TO LET / FOR SALE
HEADQUARTERS OFFICE BUILDINGS
FROM 3,000 SQ FT TO 67,000 SQ FT

Preliminary Particulars
Hawthorne House and Strathmore House are located within the Viking Business Park which is in turn located 750m west of Jarrow town centre just to the south of the River Tyne.

Jarrow provides local amenities including the Viking Centre and a Morrisions supermarket. South Shields is located to the east of Jarrow and beyond is the stunning North East coast line.

The Viking Business Park is well positioned just four miles east of Newcastle city centre and just three miles east of Gateshead town centre, both of which are accessed by the A187.

The recently redeveloped Gateshead town centre now includes occupiers such as Vue Cinemas, Nando's, Frankie and Benny's, Tesco and Boots. Gateshead is also home to The Baltic Contemporary Centre for Arts and The Sage Gateshead.
Connectivity

The Viking Business Park offers excellent access to the A19, the main arterial route of the region.

The Tyne Tunnel is situated less than 1.5 miles to the south east accessed via the A185, which provides quick and easy access to North Tyneside.

Jarrow Metro Station is approximately 550m to the south east which links to the transport hub of Newcastle Central Station, which in turn provides regular train services to London King’s Cross, Glasgow and Edinburgh.

Both Gateshead town centre and Newcastle city centre can be easily accessed by both car in 15 and 20 minutes and by Metro in 5 and 10 minutes respectively.

Newcastle International Airport can be accessed in less than 40 minutes by car and 45 minutes by Metro.
Both properties benefit from:

- Full height atrium
- Feature receptions
- Four pipe fan coil air conditioning
- Full raised access floors
- Suspended ceilings
- Recessed strip lighting
- Lift access to all floors
- Extensive glazing providing excellent natural light
- Male and female toilet facilities on each floor
- Disabled toilet facilities including showers on each floor
- Car parking ratio of 1:306 sq ft

**Hawthorne House**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Floor</td>
<td>1,416</td>
<td>15,241</td>
</tr>
<tr>
<td>First Floor</td>
<td>1,398</td>
<td>15,048</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>1,408</td>
<td>15,156</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>4,222</td>
<td>45,445</td>
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</tbody>
</table>

**Strathmore House**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Floor</td>
<td>655</td>
<td>7,055</td>
</tr>
<tr>
<td>First Floor</td>
<td>670</td>
<td>7,208</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>661</td>
<td>7,118</td>
</tr>
<tr>
<td>Reception</td>
<td>52</td>
<td>561</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,038</td>
<td>21,942</td>
</tr>
</tbody>
</table>

Both buildings are available as a whole or in part. Floor plates can be split to create suites from c3,000 sq ft.
South Tyneside has a population of over 145,000. The wider Tyne and Wear metropolitan area has a population of over 1,200,000.

The average wage within South Tyneside is over 25% less than the national average.

The average house price within South Tyneside is over 25% less than the national average.

There are over 120,000 students from five universities studying and living in the North East.

The North East has the highest average GCSE results in the country.
Terms
Both Hawthorne House and Strathmore House are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent
On application.

Business Rates
Business rates payable are approximately £4.62 per sq ft. We would encourage all interested parties to make their own enquiries with the Local Council in respect of business rates.

Service Charge
Upon application

Energy Performance Certificate (EPC)
Hawthorne House - C 71    Strathmore House - D 89

VAT
All references to price, premium or rent are deemed to be exclusive of VAT, unless expressly stated otherwise.

Legal Costs
Each party is to be responsible for their own legal costs associated with any transaction.

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