THE FUTURE FOR YOUR BUSINESS
WELCOME TO 23,224 SQ FT OF AVAILABLE GRADE A OFFICE ACCOMMODATION
Rainton Bridge Business Park is situated on the A690, 5 miles to the North East of Durham City Centre and 7 miles to the South West of Sunderland City Centre - and is in close proximity to Houghton-le-Spring Town Centre.

The park is very well served by five bus routes to various north-east centres with several services every hour.

Transport links are excellent with the main arteries of the A19 (T) and A1M close by. Durham railway station is a 15 minute drive from Rainton Bridge Business Park, providing regular direct services to Newcastle (13 minutes), London (3 hours) and Edinburgh (1 hour 45 minutes) via the East Coast mainline.
RAINTON BRIDGE IS STRATEGICALLY LOCATED BETWEEN NEWCASTLE, SUNDERLAND AND DURHAM MAKING IT ONE OF THE MOST ACCESSIBLE LOCATIONS IN THE NORTH EAST.
CONNECTIVITY

CAR
• 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

BUS
• Rainton Bridge is one of the best connected business parks in the North East
• Services operating to and from Newcastle Upon Tyne, Gateshead, Washington, Peterlee, Durham and Sunderland

AIR
• 17 miles from Newcastle International Airport
• Teeside Airport 33 miles south
• London just a 1 hour flight

TRAVEL TIMES FROM RAINTON BRIDGE

<table>
<thead>
<tr>
<th>Destination</th>
<th>ROAD</th>
<th>RAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MANCHESTER</td>
<td>2 H 30 MINS</td>
<td>2 H 20 MINS</td>
</tr>
<tr>
<td>EDINBURGH</td>
<td>2 H 25 MINS</td>
<td>1 H 55 MINS</td>
</tr>
<tr>
<td>GLASGOW</td>
<td>3 H 10 MINS</td>
<td>2 H 55 MINS</td>
</tr>
<tr>
<td>BIRMINGHAM</td>
<td>3 H 10 MINS</td>
<td>2 H 40 MINS</td>
</tr>
<tr>
<td>LONDON KINGS CROSS</td>
<td>4 H 40 MINS</td>
<td>2 H 55 MINS</td>
</tr>
</tbody>
</table>
Alexander House is a 3-storey high-quality building with floor plates of up to approximately 9,000 sq ft, arranged in a quadrant with three neighbouring buildings around extensive landscaping and an attractive lakeside.

**SCHEDULE OF AREAS**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>PART GROUND LET TO SIG COMBIBLOC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PART GROUND LET TO SALECYCLE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PART FIRST FLOOR LET TO EDF ENERGY RENEWABLES</td>
<td>4,365</td>
<td>405</td>
</tr>
<tr>
<td>PART FIRST FLOOR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PART SECOND FLOOR LET TO JOHNSTON PRESS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PART SECOND FLOOR LET TO BOWNER AND KIRKLAND</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL AVAILABLE</td>
<td>4,365</td>
<td>405</td>
</tr>
</tbody>
</table>

All measurements are net internal and approximate.
ALEXANDER HOUSE

FLOOR PLAN          SPACE PLAN          SPLIT PLAN

FRANKLIN HOUSE

FLOOR PLAN          SPACE PLAN          SPLIT PLAN

AVAILABILITY

LET TO EDF

40 Workstations
2 Meeting Rooms (10 person)
2 Single Occupancy Offices
1 Reception Area
1 Breakout Area
1 Comms Room
1 Informal Meeting

Net Internal Area: 411 sq m
4,365 sq ft

Per person: 10 sq m
108 sq ft
Franklin House is a 3-storey high-quality building with floor plates of up to approximately 9,500 sq ft available, arranged in a quadrant with four neighbouring buildings around an attractive lakeside. The buildings are steel framed finished with rendered brickwork elevations infilled with double glazed curtain walling.

**SCHEDULE OF AREAS**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND FLOOR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FIRST FLOOR</td>
<td>9,430</td>
<td>876</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>9,429</td>
<td>875</td>
</tr>
<tr>
<td>TOTAL AVAILABLE</td>
<td>18,859</td>
<td>1,751</td>
</tr>
</tbody>
</table>

All measurements are net internal and approximate.
AVAILABILITY

ALEXANDER HOUSE
FLOOR PLAN
SPACE PLAN
SPLIT PLAN

FRANKLIN HOUSE
FLOOR PLAN
SPACE PLAN
SPLIT PLAN
AVAILABILITY

ALEXANDER HOUSE
FLOOR PLAN  SPACE PLAN  SPLIT PLAN

FRANKLIN HOUSE  FLOOR PLAN  SPACE PLAN  SPLIT PLAN

93 Workstations
2 Meeting Rooms (5 person)
2 Meeting Rooms (6 person)
2 Meeting Rooms (8 person)
1 Meeting Room (10 person)
1 Meeting Room (14 person)
3 Single Occupancy Offices
1 Comms Room
2 Print/Store Area
1 Teapoint/Breakout Area

Net Internal Area: 890 sq m 9,430 sq ft
Per person: 9.5 sq m 103 sq ft
Demise A
- 26 Workstations
- 2 Meeting Rooms (2 person)
- 1 Meeting Room (10 person)
- 2 Single Occupancy Offices
- 1 Comms Room

Net Internal Area: 274 sq m
2,945 sq ft

Per person: 10.5 sq m
113 sq ft

Demise B
- 64 Workstations
- 1 Reception Area
- 1 Meeting Room (16 person)
- 3 Meeting Rooms (8 person)
- 4 Single Occupancy Offices
- 1 Comms Room
- 1 Print Area
- 1 Teapoint

Net Internal Area: 602 sq m
6,485 sq ft

Per person: 9.3 sq m
99 sq ft
- Flexible, open plan floor plates
- Broadband connectivity
- Shower / changing facilities
- Double glazed curtain walling
- LG3 Category 2 compliant lighting integrated with suspended ceilings
- Displacement air conditioning
- Designed to a density of 1:10 sq m
- Fully raised access floors (400mm zone)
- Ceiling zone 400mm
- 2.9m floor to ceiling height
- Floor loading 4KN/m2 plus
- Fully carpeted
- 10 person passenger lifts
- 24 hour CCTV
- Surface car parking (ratio 1:30 sq m)
- BREAM Rating 'very good'
- EPC Rating – B (Franklin 46, Alexander 45)
AMENITIES

E.BISTRO AND E.VOLVE CENTRE
- Evolve – 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
- On-site ICT facilities team
- Easy connectivity

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
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PROPERTY MISDESCRIPTION ACT 1991 These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

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