



**TRAYNOR
BUSINESS
PARK**
Peterlee SR8 2RU



TO LET

A range of office suites
available across three
buildings at Traynor
Business Park in Peterlee.



TRAYNOR BUSINESS PARK

Peterlee SR8 2RU

The park consists of three office buildings, Traynor North, Traynor Hub and Traynor House, which are all found off Traynor Way.



Traynor Business Park is a thriving development in Peterlee.

Ideally located just a mile off the A19 and easily accessible from the A1, the business park is a short commute from Sunderland, Durham city, Teesside, and Newcastle.

As well as high quality office space from 1,000 sq. ft, spread across three buildings, the site has an on-site café, which is found within Traynor Hub. The café serves hot and cold home-made food, light bites, cakes, and a selection of drinks. Daily specials and corporate food packages are also available.

In addition, Traynor Business Park boasts a well-equipped gym, which is accessible to occupiers 24 hours a day via fob access, while ample car parking is also available.

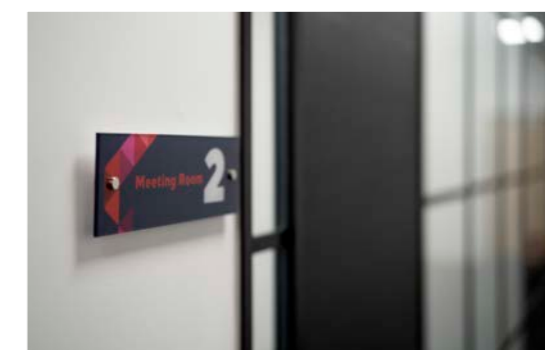
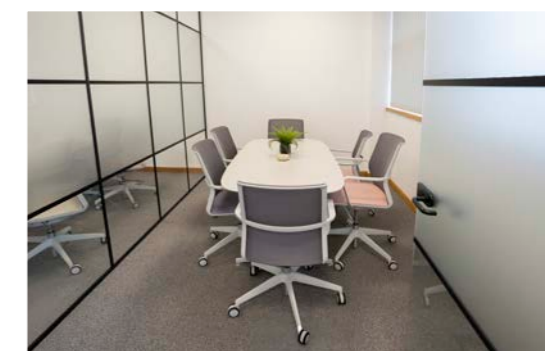
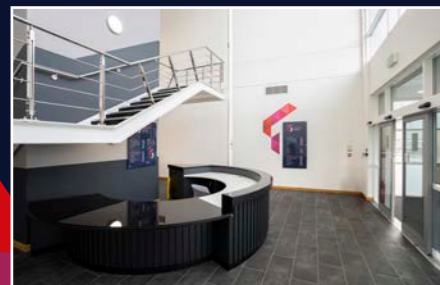
All three sites come with comprehensive security, including barrier-controlled access, CCTV and galvanised steel fencing surrounding the perimeter.





A stand-alone 46,500 sq. ft development which is home to businesses from a range of sectors.

The three-storey building has benefited from a multi-million-pound refurbishment, providing tenants with high quality office and meeting space and a welcoming reception area.



The building offers

- ▶ **15,500 sq. ft** floor plates
- ▶ A range of suites available **from 1,500 sq. ft**
- ▶ Access to **meetings rooms**
- ▶ **Light and airy** reception and communal areas
- ▶ **Security** fob access
- ▶ 24/7 monitored **CCTV**
- ▶ LED lighting and **comfort cooling and heating**
- ▶ 2.9 metre **floor to ceiling workspaces**
- ▶ Passenger **lift**
- ▶ Male, female, and accessible **bathroom facilities**
- ▶ **Kitchen** facilities
- ▶ One space per 243 sq. ft **parking provision**



Traynor North is the second of our multi-occupancy business centres.

The building is split over two floors, the ground floor housing the NHS on a long-term basis, and the first floor into seven suites ranging in size from 500 sq ft.

Our smaller suites are perfect for new and growing companies, while the larger offices, which go up to 3,200 sq ft, are ideal for those businesses that are expanding and need more space.

Current tenants include MW Lift and Connect Gas and Power.

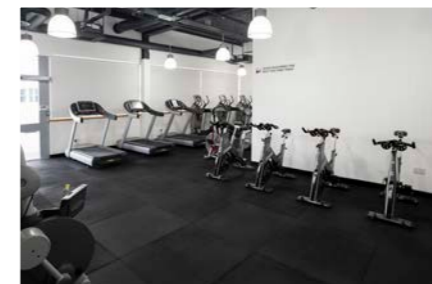
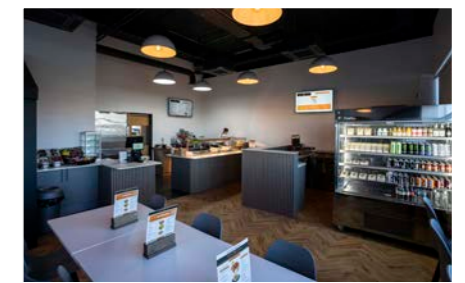
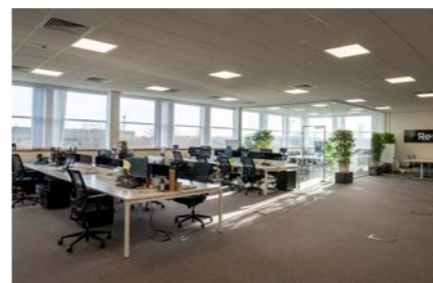
Available space within Traynor North is limited, so please get in touch if you are interested and we can look at what might work for you and your business.

As well as being home to our flagship tenant, Everflow, Traynor Hub is also the home of Tray Café and Tray Gym.

While the café is open to the public five days a week, the fully equipped gym is available exclusively for tenants and can be accessed from early until late.

Open to both Traynor Business Park tenants and the public, Tray Café serves a range of breakfast and lunch options, all of which are freshly prepared by our chef each day.

Breakfasts are served from 8am to 11am, then lunches available until the café closes at 3pm. Hot and cold drinks and a wide selection of cakes are also available throughout the day.





Case Study

KNAUF

German company Knauf, which supplies ceiling solutions to architects and distributors, relocated to Traynor House five years ago.

Initially based on the South West Industrial Estate in Peterlee, the company decided to relocate as the space was no longer fit for purpose.

Fiona Stephenson, Business Support Specialist, said: "The decision to move to Traynor House was an easy one for us. We knew we wanted to stay in the area, but the previous space we occupied was industrial and that's not what we needed.

"We came here to have a look and it ticked all our boxes. It was in the area, which was important for as all the staff are local, and the space was the right size for us. At the time we were at the peak of the Covid pandemic so we needed somewhere big, and the office we're in now was perfect."

When Knauf first moved in the office was one big space, but last year North East Commercial supported the company to break up the space to create a secure storage area, a meeting room and two small offices.

Fiona added: "North East Commercial was great. They did the office fit out for us, and they did it around our working day so there was no disruption.

"Being able to adapt our space to easily to fit our needs has been great for us, and we now have a space that is right for us and the eight staff who are based here.

"It's the perfect location for us and having the café and gym on site which we have access to are added perks for the team."

Based	Traynor House
Employees	8
Moved In	2020
Business	Ceiling solutions for architects and distributors
Occupies	4,000 sq ft



▶ Need assistance with your office fit out?

WE CAN HELP

North East Commercial, owner and landlord of Traynor Business Park, has been instrumental in a number of tenant fit out processes.

Each project is bespoke to the individual tenant, working to a brief which enables them to create a space that is completely unique to their business.

It means that every office within Traynor North, Traynor Hub and Traynor House is individual and fit for purpose rather than a one-size-fits-all approach.

Through their contacts in the trade and access to experienced workers, they can source, fund and action every stage of a fit out, taking away the stress for the tenant.

By working together, it makes the process not only seamless but also speedy, ensuring the office space is ready for occupation quickly.

Case Study

EVERFLOW

Everflow, one of the UK's leading business utilities providers, moved to Traynor Hub in 2023 to support its rapid expansion.

Previously based at Wynyard Business Park, the company began looking for alternative locations which could accommodate the growing team. Peterlee, and particularly Traynor Hub, ticked all the boxes for the company.

It gave Everflow the space they needed at the time with access to additional space which they were ready to implement the second phase of growth; the location worked for its staff; transport links were excellent; and the site also came with ample car parking which was another tick box when it came to choosing where to move to.

Dave Richards, Facilities Manager at Everflow, said: "The relocation to Peterlee was seamless for us, and certainly made all the easier by the support we got from Brian and Andy at North East Commercial.

"We worked with them on what we wanted the fit out to look like, as it was crucial that what our office looked like fit with our company values.

"We really wanted to create a space that provided staff with lovely light and bright workspaces but also offered them meeting rooms and larger break out areas. We were also keen to create a theatre-style space which would accommodate the whole team, for things like team meetings and external presentations.

"Brian and Andy took our wish list and worked with it, and the result is a fantastic space which really does meet our needs. They achieved everything we wanted and more."

Having initially taken on the top floor at Traynor Hub, last year the company decided to expand to occupy the ground floor, and aside from Tray Café and the gym, Everflow occupies the entire building.

Dave added: "I think Everflow are where many companies want to be with their office space. We've created a space where the staff want to be. During Covid people got so used to working from home that now offices need to be different, they need to provide that home from home feel, and that's what we've created here."

Based	Traynor Hub
Employees	200+
Moved In	2023 (first floor) 2024 (ground floor)
Business	Business utilities
Occupies	26,000 sq ft

Case Study

JDR

Recruitment company JDR chose Traynor House as the location for its new North East branch.

Led by consultants Shelley Ward and Nicola Kirton, the company occupies a small office within the business centre, however they are in the process of looking at a bigger space which will support its expansion plans.

Shelley said: "Myself and Nicola had actually come to look at Traynor House in a previous role, but there wasn't the space available that was right for us.

"Then, when we were approached to manage the North East branch of JDR, we knew we needed an office, ideally in Peterlee, so we reached out to the guys at North East Commercial to see if they could help us.

"They were so accommodating. They didn't have an office available, but they agreed to convert a meeting room which was the perfect size for our needs.

"As a start up that was so important for us, as we didn't want to take on a space that was too big or costly.

"However, now we're growing and in January we had someone else join the business, so we're looking at moving to a bigger office within Traynor House.

"Honestly, North East Commercial have been fantastic. They made the process so easy for us and gave us a price with everything included which, as a new business was so helpful."

JDR provides temporary and permanent staff to companies across a range of sectors, including manufacturing, professional services, cleaning and engineering.

Based	Traynor House
Employees	3
Moved In	2025
Business	Recruitment
Occupies	500 sq ft





Traynor Business Park is a premier office development located in Peterlee, just a mile from the A19.

As well as high quality office suites of various sizes, the park also includes the popular Tray Café and a 24-hour gym, which is exclusively available for tenants.

Contact details:

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