

OFFICE SPACE
AVAILABLE

In one of the North-East's best business parks
Rainton Bridge, Sunderland, DH4 5QY

LAST REMAINING
OFFICE SUITE

The logo consists of a white hexagon with a thin dark border. Inside the hexagon, the words "Rainton Bridge" are written in a dark, sans-serif font, stacked vertically.

Rainton
Bridge

THE FUTURE FOR YOUR BUSINESS



WELCOME TO RAINTON BRIDGE,
GRADE A OFFICE ACCOMMODATION

RAINTON BRIDGE IS STRATEGICALLY LOCATED
BETWEEN NEWCASTLE, SUNDERLAND AND
DURHAM MAKING IT ONE OF THE MOST ACCESSIBLE
LOCATIONS IN THE NORTH EAST





AMENITIES



E.BISTRO AND E.VOLVE CENTRE

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



LOCAL AND CITY CENTRE SHOPPING

- Greggs, Starbucks and EG On The Move
- City Centre shopping in nearby Durham and Sunderland
- Local shopping facilities in Houghton-le-Spring
- Outlet centre at DaltonPark 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



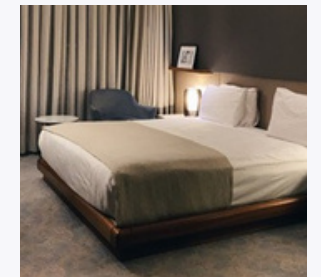
EXCELLENT TRANSPORT LINKS

- 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 throughout business park



ACCOMMODATION & HOTELS

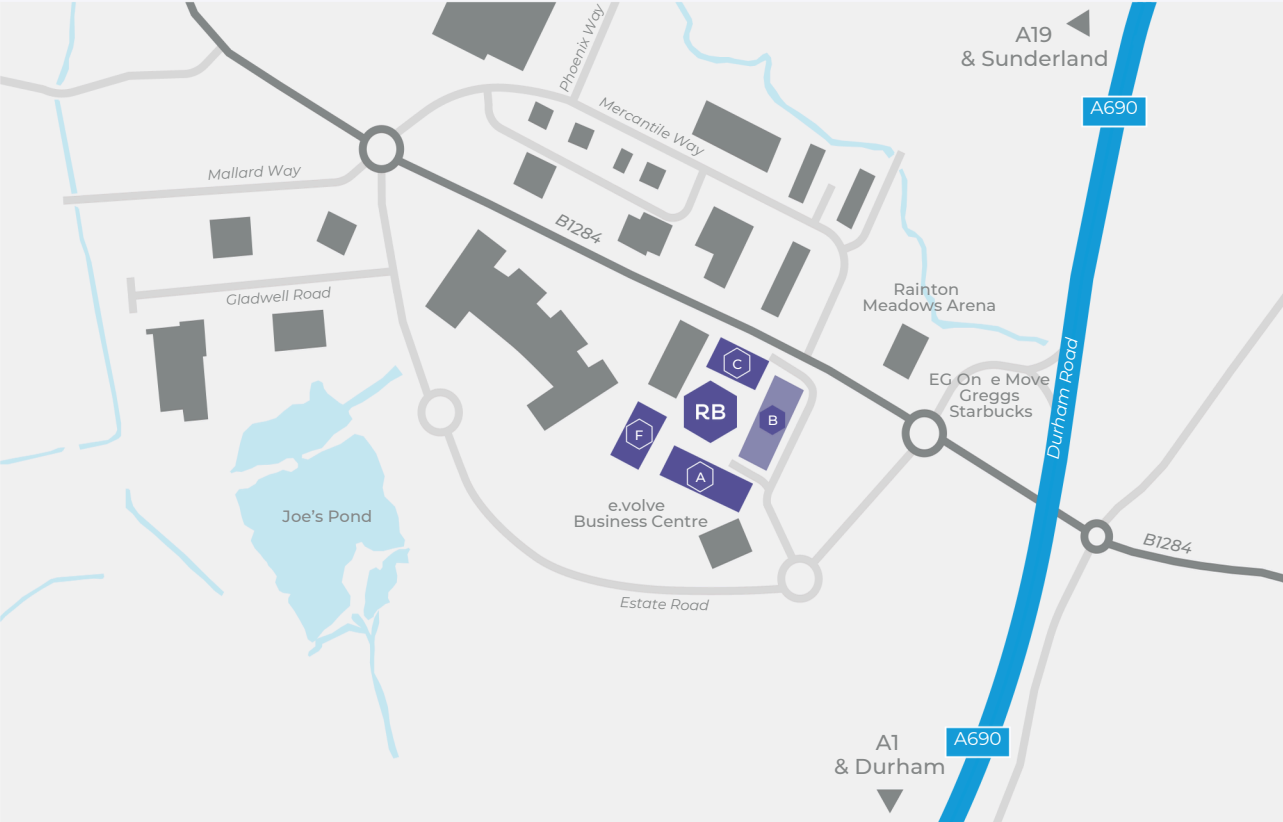
- Hotel facilities in Sunderland and Durham City Centres
- Range of country hotels within 5 miles of the Park
- Site allocated in masterplan for new hotel development

LOCATION

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.



CONNECTIVITY

CAR



- 3 miles to the A19 Sunderland Bypass
- 4 miles from Junction 62 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

	ROAD	RAIL
NEWCASTLE	26 MINS	27 MINS*
EDINBURGH	2 H 25 MINS	1 H 55 MINS
DURHAM	12 MINS	-
STOCKTON ON TEES	35 MINS	1 H 5 MINS*
LONDON KINGS CROSS	4H 40 MINS	2 H 55 MINS

* Via Durham Station



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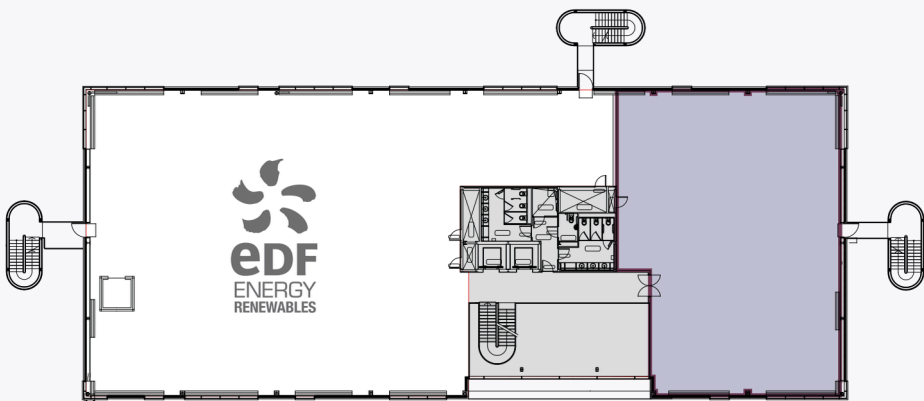
ALEXANDER HOUSE

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

FLOOR		SQ FT	SQ M
PART	GROUND	LET TO LOVELL PARTNERSHIP	
PART	GROUND	LET TO BELLWAY	
PART FIRST FLOOR		4,365	405.5
PART FIRST FLOOR		LET TO EDF ENERGY RENEWABLES	
PART SECOND FLOOR		LET TO JN BENTLEY	
PART SECOND FLOOR		LET TO BOWMER AND KIRKLAND	
TOTAL AVAILABLE		4,365	405.5

The floor areas are subject to measured survey on an net internal area basis
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A FIRST FLOOR PLAN

CHASE HOUSE AND FRANKLIN HOUSE



CHASE HOUSE

Chase House is a 2 storey high quality building with floor plates of approximately 6,300 sq ft. The building is an excellent opportunity for an occupier to have their own self contained office.

The building has an EPC rating of C54.

FULLY LET TO:

BANKSRenewables



FRANKLIN HOUSE

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.

FULLY LET TO:

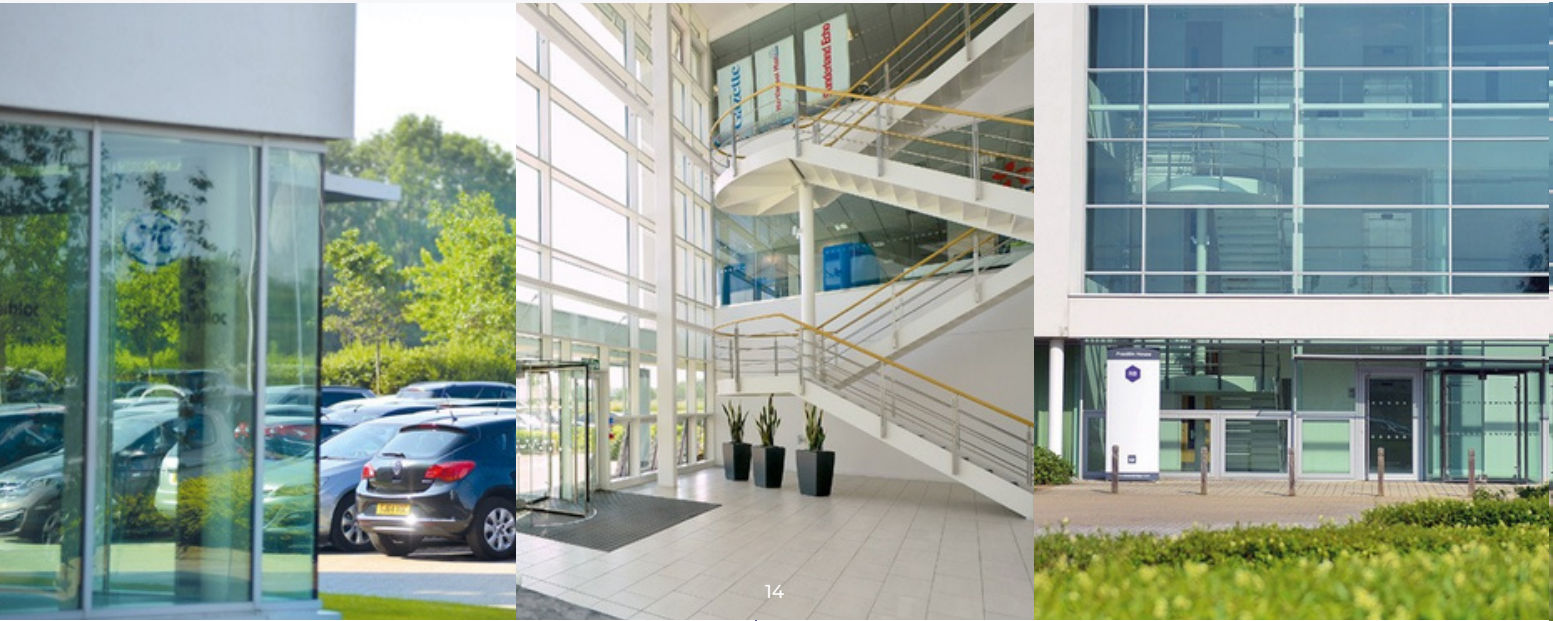
DIRECT HOME LOAN
Business Solutions MANAGEMENT

SPECIFICATION



ALEXANDER HOUSE & FRANKLIN HOUSE

- Flexible, open plan floor plates
- Broadband connectivity
- Shower / Changing Facilities
- Double glazed curtain walling
- LED lighting integrated with suspending 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 - C 74 (Franklin 46, Alexander 45)



SUPPORT FROM SUNDERLAND CITY COUNCIL

The Business Investment Team at Sunderland City Council provide a dedicated point of contact for local businesses and inward investors. To find out more about the support available, please contact the team by emailing business@sunderland.gov.uk. www.makeitsunderland.com





ALEXANDER HOUSE HAS APPROXIMATELY
4,365 SQ FT OF GRADE A SPACE AVAILABLE

YOUR NEIGHBOURS



CONTACT

For further information please contact:

PARKER KNIGHTS

REAL ESTATE

0191 649 8924
parkerknights.co.uk

Michael Downey
Tel: 07711 767423
mdowney@parkerknights.co.uk



Patrick Matheson
Tel: 0191 594 5015
patrick.matheson@knightfrank.com

Nathan Douglas
Tel: 0191 594 5002
nathan.douglas@knightfrank.com

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THE FUTURE FOR YOUR BUSINESS

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