

# SWANS

## SWANS CENTRE FOR INNOVATION



Managed office accommodation

Free business rates until 2018

Unique opportunity

**Swans Centre for Innovation**

Station Road, Wallsend, North Tyneside, NE28 6HJ



EUROPEAN UNION  
Investing in Your Future  
European Regional  
Development Fund 2007-13



North Tyneside Council

Working in partnership with  
**CAPITA**

Swans is a state-of-the-art advanced manufacturing and technology hub on the banks of the River Tyne. It caters for class-leading businesses in the renewable and offshore industries, including advanced and marine engineering, subsea, oil, gas and offshore renewable energy.

It is one of ten sites in the North East Enterprise Zone. This means businesses locating here will not only benefit from a simplified local planning regime and superfast broadband, but they will qualify for free business rates until 31st March 2018.

Swans Centre for Innovation provides an exciting opportunity for office-based businesses involved in the renewable and offshore industries to be part of this dynamic community.

## Location

Swans is located at the south of Station Road in the heart of Wallsend. The Tyne Tunnel is less than a five-minute drive, and the A19 (offering routes to the north and Teesside in the south) and A1058 Coast Road into Newcastle city centre are within easy reach. Wallsend Metro station is a few minutes' walk away, offering access for staff and visitors.

## Facilities

Swans Centre for Innovation offers a range of fully refurbished offices to suit all businesses, from start ups to established companies.

Key features include:

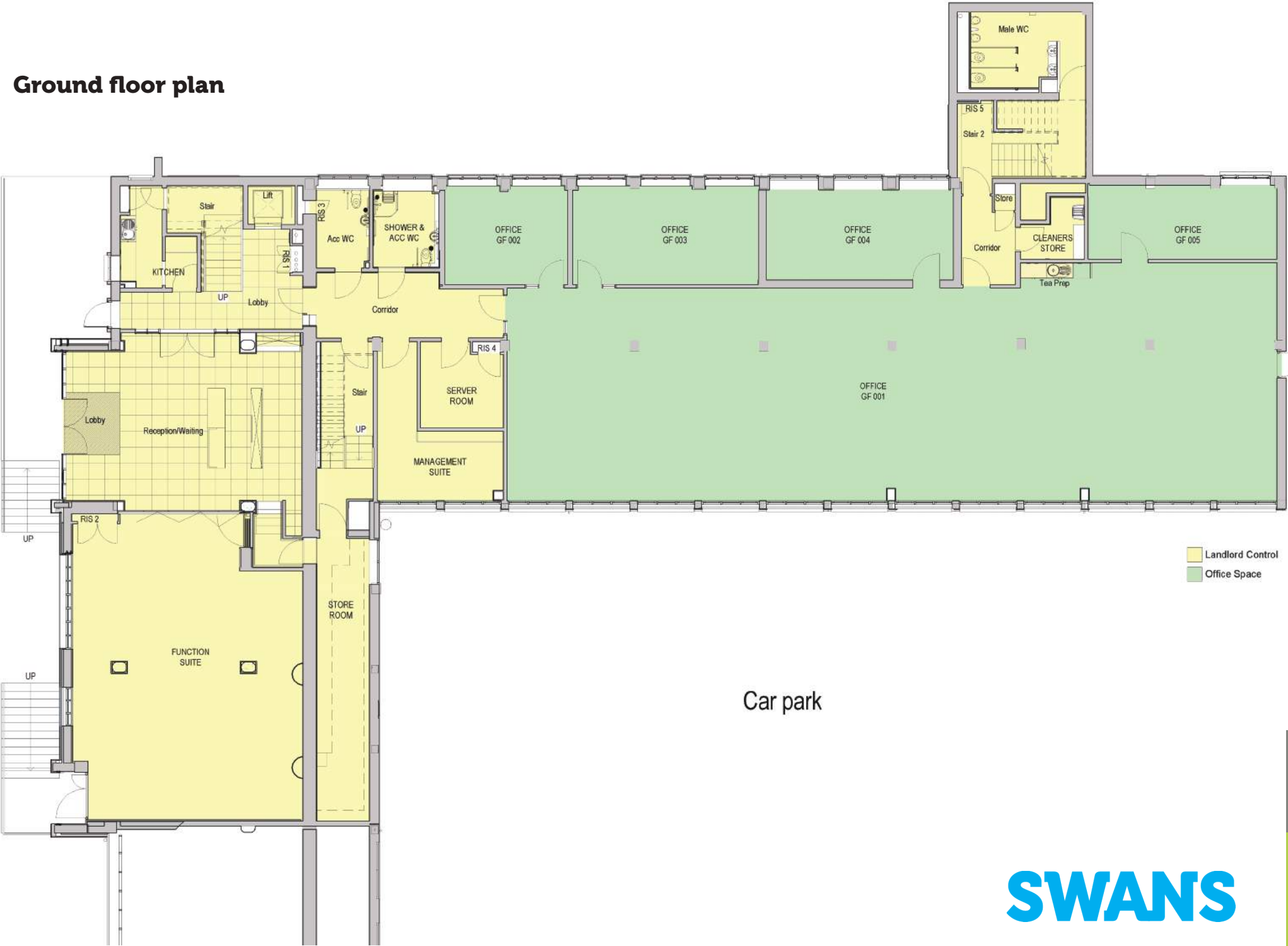
- Fully staffed reception (once sufficient tenants are in occupation)
- Bookable meeting rooms (seating six per room)
- IT and telephone facilities
- Communal kitchen
- Utilities covered within the service charge
- Ample free parking
- 24-hour access
- Superfast broadband
- Flexible office layouts ideal for growing businesses

The office suites are connected by a service core incorporating toilet facilities and a lift. The suites can be let individually or in multiples.

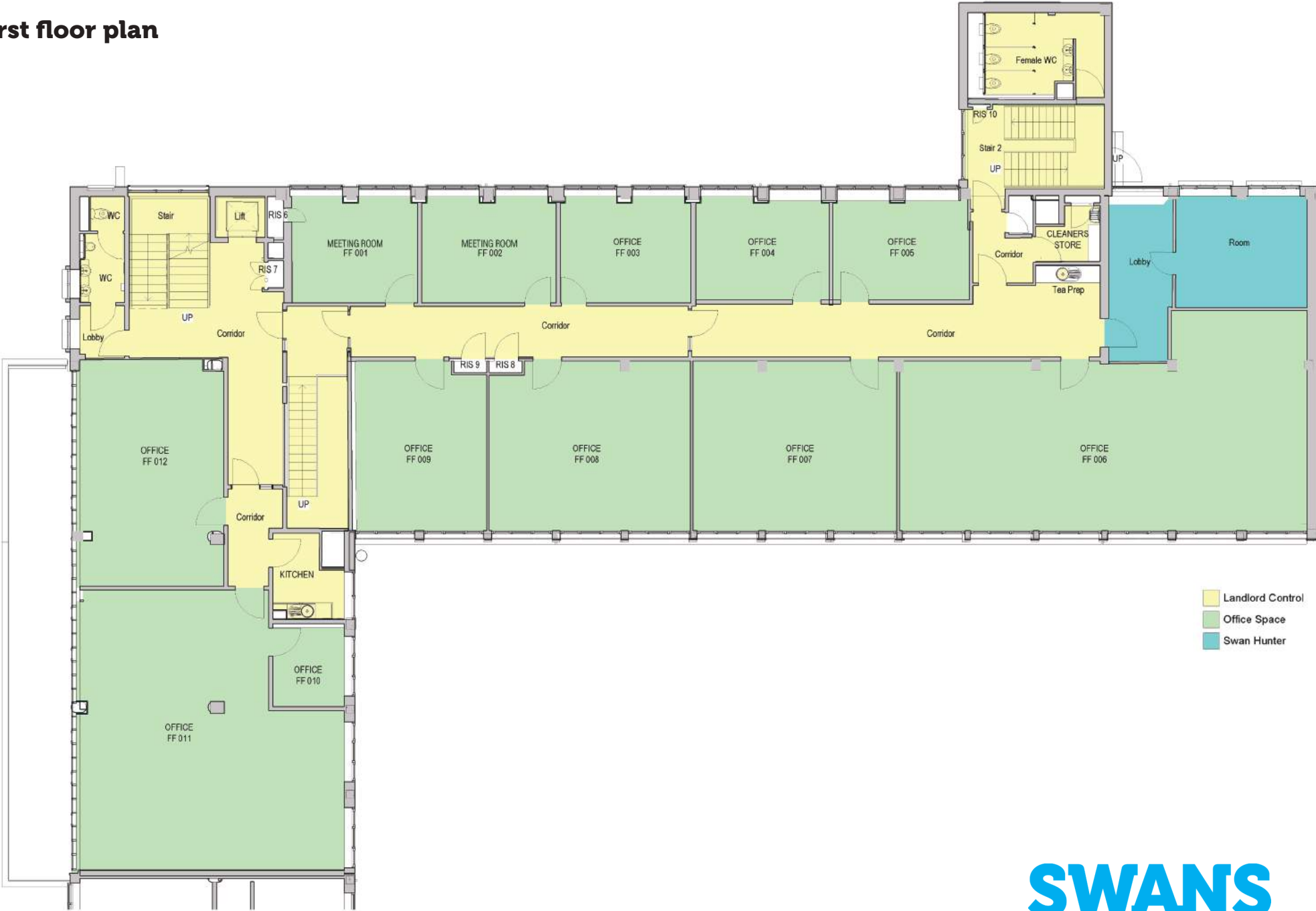
## Tenure

The office suites can be let on easy-in, easy-out terms by way of a Tenancy at Will. Longer leases may be granted dependent on circumstances.

Ground floor plan



First floor plan



## Rent and service charge

Rents are extremely competitive, plus businesses located in the Centre for Innovation will pay no business rates until after 31st March 2018.

Room number	Room type	Size (sq m)	Rent per annum	Service charge	Business rates
<b>GF001</b> <b>GF002</b> <b>GF003</b> <b>GF004</b> <b>GF005</b>	Office This includes one large open plan office at 242sq m and four smaller offices ranging from 17 to 26 sq m	330 (overall)	£31,350	£20,400	Free
<b>FF003</b>	Office	17	£1,615	£1,013	Free
<b>FF004</b>	Office	17	£1,615	£1,013	Free
<b>FF005</b>	Office	18	£1,710	£1,072	Free
<b>FF006</b>	Office	96	£9,120	£5,721	Free
<b>FF007</b>	Office	44	£4,180	£2,622	Free
<b>FF008</b>	Office	42	£3,990	£2,503	Free
<b>FF009</b>	Office	28	£2,660	£1,668	Free
<b>FF010</b> <b>FF011</b>	Main office and smaller internal office	93	£8,835	£5,542	Free
<b>FF012</b>	Office	42	£3,990	£2,503	Free

As the building is still being completed, the service charges listed above are estimates only and will be subject to change. The figures will be reconciled based on actual expenditure on an annual basis.

The service charge will include:

- Electricity, water and gas
- Security equipment and maintenance
- Security services
- Reception and welcome facilities
- Building maintenance
- Building insurance
- Business rates for common areas
- Cleaning of the common areas
- Sinking fund
- Management fees

Tenants are required to obtain their own contents and public liability insurance.

## How to get here

- BY CAR** Sat nav: NE28 6HJ
- BY TRAIN** Wallsend Metro station, 0.3 miles away
- BY AIR** Newcastle International Airport, 10 miles away



## Who's on Tyneside?

- |                               |  |                             |                     |   |
|-------------------------------|--|-----------------------------|---------------------|---|
| 1 <b>Technip</b>              | 4 <b>OGN</b>                           | 7 <b>GE</b><br>GE Oil & Gas | 10 <b>SMD</b>       | 13 <b>IHC</b><br>MERWEDE                        |
| 2 <b>SIEMENS</b>              | 5 <b>MAERSK</b>                        | 8 <b>LIFFRITE</b>           | 11 <b>A&amp;P</b>   | 14 <b>CATAPULT</b><br>Offshore Renewable Energy |
| 3 <b>CLOSE</b><br>Engineering | 6 <b>Advanced Industrial Solutions</b> | 9 <b>BRIDON</b>             | 12 <b>PORT TYNE</b> |   |



## Business support services

North Tyneside Council can provide a wide range of business support through its expert Invest North Tyneside team. Services include bespoke research and intelligence, recruitment guidance and support, tailored funding advice, property solutions and relocation assistance.

For more information, please contact:

Sean Collier  
Tel: 0191 643 6409  
Email: [sean.collier@northtyneside.gov.uk](mailto:sean.collier@northtyneside.gov.uk)

## Statutory compliance

Tenants shall comply, at their own expense, with any further bylaws, notices, building regulations, statutory requirements, whether local or otherwise, including the Town and Country Planning Act and all other relevant Acts of Parliament.

## Viewing

For an appointment to view the premises, please contact:

Sid Moor  
Tel: 0191 643 6925  
Email: [sid.moor@northtyneside.gov.uk](mailto:sid.moor@northtyneside.gov.uk)

## Further information

For further information about Swans Centre for Innovation, please contact:

Brett Devenish  
Strategic Property Services  
Quadrant, Cobalt Business Park  
The Silverlink North  
North Tyneside  
NE27 0BY

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To find out more about Swans, visit  
**[www.swanstyneside.co.uk](http://www.swanstyneside.co.uk)**