



TRAYNOR BUSINESS PARK

Peterlee SR8 2RU

TO LET

HIGH QUALITY OFFICES



A range of office suites available,
across three buildings within
a Premier North East Business Park.



Traynor Business Park is an established business park situated to the west of Peterlee.

Peterlee sits approximately 9 miles east of Durham, 10 miles south of Sunderland and 20 miles south east of Newcastle upon Tyne.

The estate benefits from good transport links with the A19 directly accessible. The area also includes a number of food and beverage retailers which allow occupiers to step away from their office during the working hours and grab a coffee or some lunch. The latest entrant is Siesta Coffee which is a mere 2 minutes' walk away.

The business park security includes galvanised steel fencing surrounding the perimeter, with barrier-controlled access and CCTV.



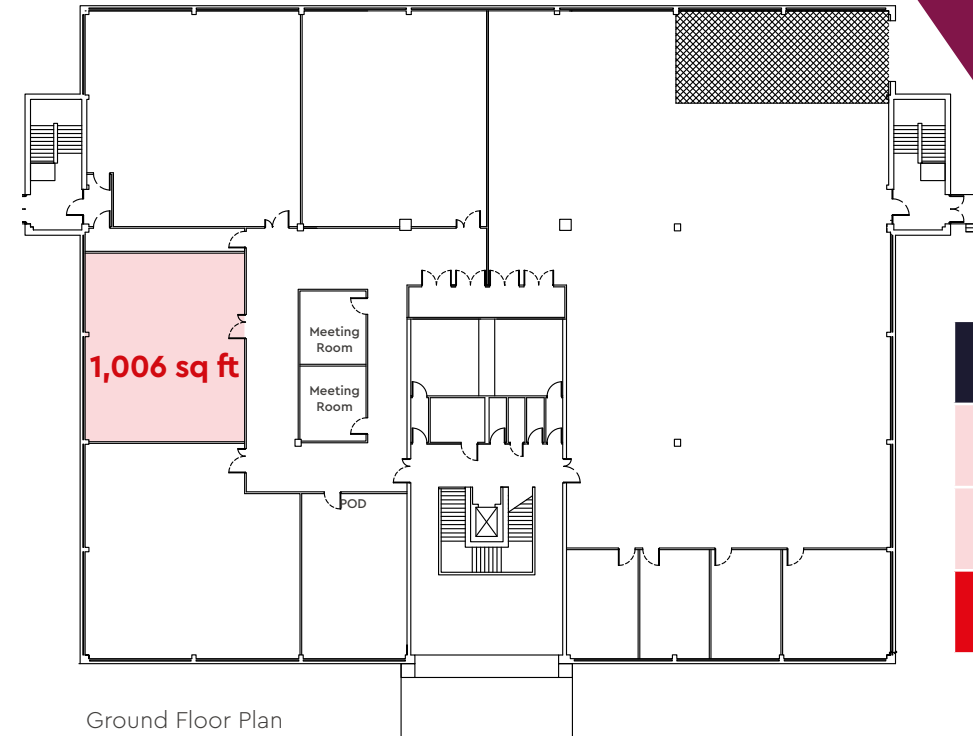
TRAYNOR BUSINESS PARK

The park consists of three office buildings known as Traynor North, Traynor Hub and Traynor House' which all lie to the east of Traynor Way.





Multi-occupied **46,500 sq ft** office building

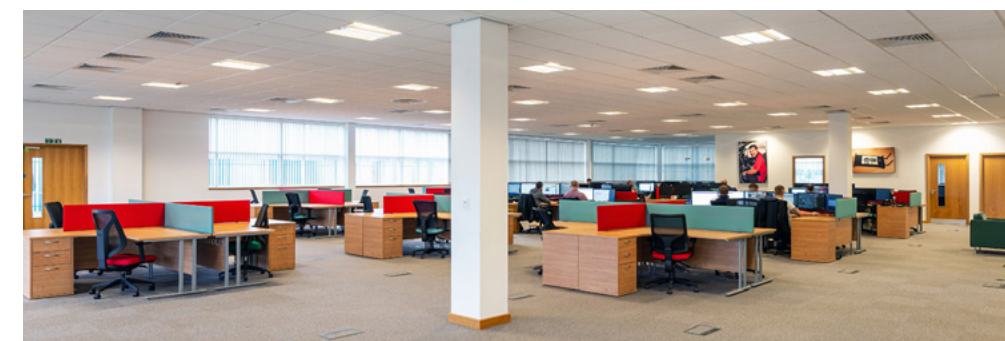


FLOOR	SQ M	SQ FT
GROUND	93 sq m	1,006 sq ft
SECOND	372 sq m	4,000 sq ft
TOTAL	465 sq m	5,006 sq ft

T3 Traynor House is a stand-alone 46,500 sq ft office building.

The building has been subject to a detailed refurbishment programme with the specification as follows:

- ▶ 15,500 sq ft floor plates
- ▶ A range of suites available from 1,000 sq ft
- ▶ Access to communal meeting rooms
- ▶ Grand reception
- ▶ Security fob access
- ▶ 24/7 monitored CCTV
- ▶ Suspended ceiling with LG7 and LED lighting
- ▶ Comfort cooling and heating throughout
- ▶ 2.9m floor to ceiling height
- ▶ Passenger lift
- ▶ Male, female and disabled WC facilities
- ▶ Kitchen facilities
- ▶ 1 per 243 sq ft parking provision



TENANTS NOW INCLUDE:





TRAYNOR HUB

A **30,000 sq ft** office hub



TRAYNOR NORTH

Part occupied **30,000 sq ft** office building



T2 Traynor Hub is the central hub to the park providing access to an on site cafe and gym facilities.

The ground floor amenity space is available to use if you are an occupier within the park.

The rest of the building is fully let to Everflow Water who have the remainder of the ground floor and entirety of the first floor.

Other information on the specification includes:

- ▶ New cafe'
- ▶ New gym
- ▶ 24/7 monitored CCTV
- ▶ Available to use if you are an occupier within the estate



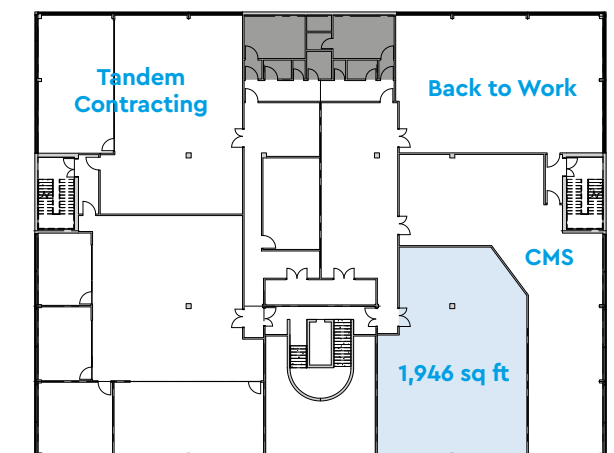

T1 Traynor North comprises a 30,000 sq ft office building across two floors.

The first floor is split into a number of smaller suites as shown in the plan.

- ▶ 15,000 sq ft floor plates
- ▶ Divided into smaller suites
- ▶ Light and airy reception
- ▶ Security fob access
- ▶ Suspended ceiling with LG7 lighting
- ▶ Comfort cooling and heating throughout
- ▶ 2.9m floor to ceiling height
- ▶ Passenger Lift
- ▶ Male, female and disabled WC facilities
- ▶ Kitchen facilities
- ▶ 1 per 243 sq ft parking provision

The first floor has been subdivided into suites from 1,934 sq ft.

NHS The ground floor is fully let to the NHS



First Floor Plan



everflow®

Need assistance with your fit out? We can help

Across a number of lettings, the landlord **'North East Commercial'** has been involved in the fit out process.

Through their contacts in the trade, and access to workers, they have the ability to source, fund and action a tenant's fit out removing the stress and burden away from an occupier.

Both the tenant and landlord work together to finalise space plans and design feel, and subject the terms, the landlord will ensure the suite is ready for occupation asap.

Rich Marjoram, Workplace Experience Manager from Everflow, said:

"It has been a pleasure to work with NEC to help our business move into the new state of the art HQ in Peterlee, we have found Andy and the team user friendly working with a complex fit out in a challenging programme, we are delighted with our new home at Traynor Business Park."

Josh Gill, Chief Executive at Everflow, said:

"The move was driven by our desire to create a great place to work. The new space is set up to be sociable while allowing for growth and positively impacting our operations and customer service. We are thrilled to consolidate our North East offices, align with our sustainability goals, and establish a dynamic work culture that promotes collaboration and innovation."

Landlord – Andy Rothwell, North East Commercial, added:

"It has been great to work with the Everflow team, the end result has created a really vibrant workspace that's not only functional for Everflow but at the highest standards of green credentials achieving an A rating EPC upon completion of the extensive refurbishment and fit out works."





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VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Business Rates

Upon application.

Terms

New lease terms or licence agreements are available by way of negotiation.

Rent

Upon application.

Service Charge

Upon application.

EPC

D-92.



IMPORTANT NOTICE: Every reasonable effort has been made to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the site or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. (ii) Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the site is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer / lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. October 2022.

Designed & produced by
www.creativestreakdesign.co.uk Ref: CSD1851

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