



Rainton Bridge Business Park, Sunderland



positively
evolving+

Rainton Bridge Village

offers flexible grade A detached office buildings

Space available ranging from 2,592 sq ft - 95,350 sq ft
for sale / to lease

building upon success+

Rainton Bridge is Goodman's latest major development project in the North East of England. It is based on the relationships, experience and expertise which have made Doxford International one of the North East's most successful Business Parks in the 1990s. Rainton Bridge is the product of "adding extra", Goodman believe in adding something to every aspect of the business park experience, thinking "green" and delivering the latest modern, flexible buildings that work for you.

Built on the same strong partnership with City of Sunderland Council, over 400,000 sq ft of new space has been developed at Rainton Bridge. This space caters for small high growth companies in the Council's successful e.volve Innovation Centre, right through to large corporations such as npower.

Our latest development phase comprises five new flexible office buildings, we are able to offer space from 2,592 to 95,350 sq ft for sale or lease. Each is designed for the needs of today's occupiers, they are built to last and have the flexibility to be adapted to future needs.

We have paid close attention to their environmental credentials. The buildings have been constructed to the highest environmental standards achieving a Very Good BREEAM rating and EPC rating of 'B'.



Doxford International

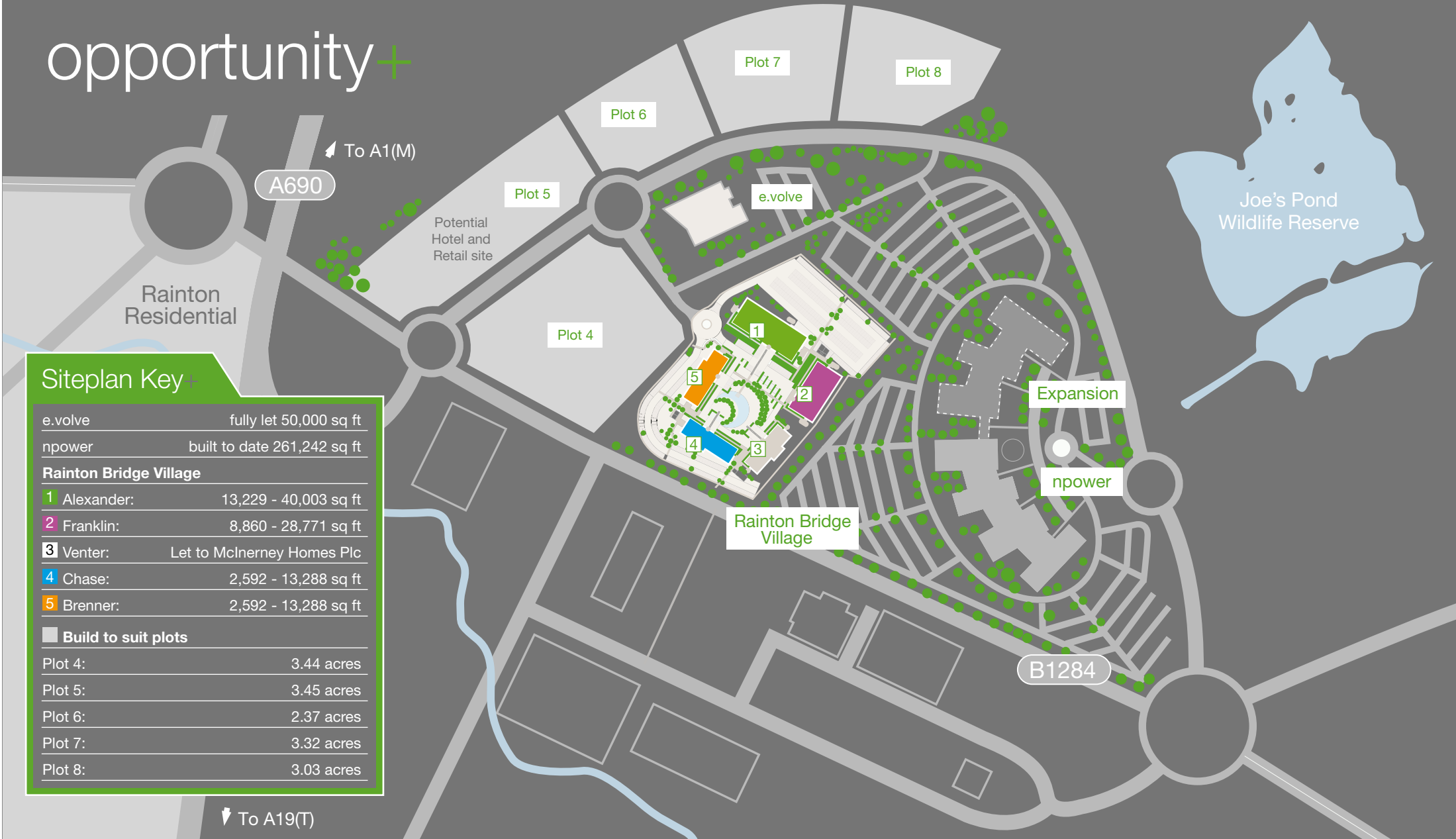


e.volve building, Rainton Bridge



npower, Rainton Bridge

opportunity+



Siteplan Key

e.volve	fully let 50,000 sq ft
npower	built to date 261,242 sq ft
Rainton Bridge Village	
1 Alexander:	13,229 - 40,003 sq ft
2 Franklin:	8,860 - 28,771 sq ft
3 Venter:	Let to McInerney Homes Plc
4 Chase:	2,592 - 13,288 sq ft
5 Brenner:	2,592 - 13,288 sq ft
Build to suit plots	
Plot 4:	3.44 acres
Plot 5:	3.45 acres
Plot 6:	2.37 acres
Plot 7:	3.32 acres
Plot 8:	3.03 acres

premium+

Rainton Bridge Village

The design and the technology are inspired by the needs of today's occupiers but are built to last and have the flexibility to be adapted to the business world of tomorrow.

Rainton Bridge Village has been constructed to the highest environmental standards, achieving a Very Good BREEAM rating (Building Research Establishment Environmental Assessment Method) with proposals developed to improve to BREEAM Excellent, as part of Tenant's Fit Out. Each building has received Energy Performance Certificates of 'B'.

Information & Communication Technology (ICT)

Rainton Bridge Business Park offers a resilient, diverse telecommunications infrastructure; although carrier neutral it is served by Telstra who combine Easynet's and BT's network to provide diverse connectivity onto the park.

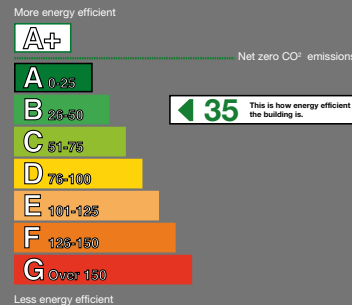
Telecommunication feeds terminate at a POP (Point of Presence) at the e.volve Centre, from which resilient data and telephony services can be provided across the entire park. Broadband capacity at Rainton Bridge is virtually unlimited. The Data Centre at e.volve is backed up by UPS and generator facilities. Buildings on the business park can connect to the UPS and generator facilities using existing ducting.

ICT benefits include:

- + Choice of carriers
- + On-site ICT facilities team
- + On-site data centre
- + Wireless network
- + Resilient optical fibre infrastructure

flexible+

Rainton Bridge gives you room to think and grow. These modern, open plan offices feature striking atria and are flooded with natural light. Large floor plates create a highly flexible space.



First floor	6,274 sq ft	583 sq m net
Ground floor	6,259 sq ft	582 sq m net
Reception	755 sq ft	70 sq m net
Total	13,288 sq ft	1,235 sq m net

45 car parking spaces + 2 disabled

Brenner & Chase

- + Flexible, open plan floor plates
- + Broadband connectivity
- + Double glazed curtain walling
- + LG3 Category 2 compliant lighting
- + Naturally ventilated buildings to deliver energy efficient, non-mechanical cooling
- + Perimeter trench heating
- + Fully raised access floor (250 mm zone)
- + Finished floor to ceiling height 2800 mm
- + Floor loading – 4 kN/m² plus 1 kN/m² partitioning allowance
- + Fully carpeted
- + 8-person passenger lifts
- + Quality WCs and shower facilities

External Areas

- + Extensive landscaping
- + Surface car parking at a ratio of 1:30 m²
- + 24-hour CCTV security system with management control centre
- + Building Management Systems (BMS) linked to onsite management centre (located at e.volve)

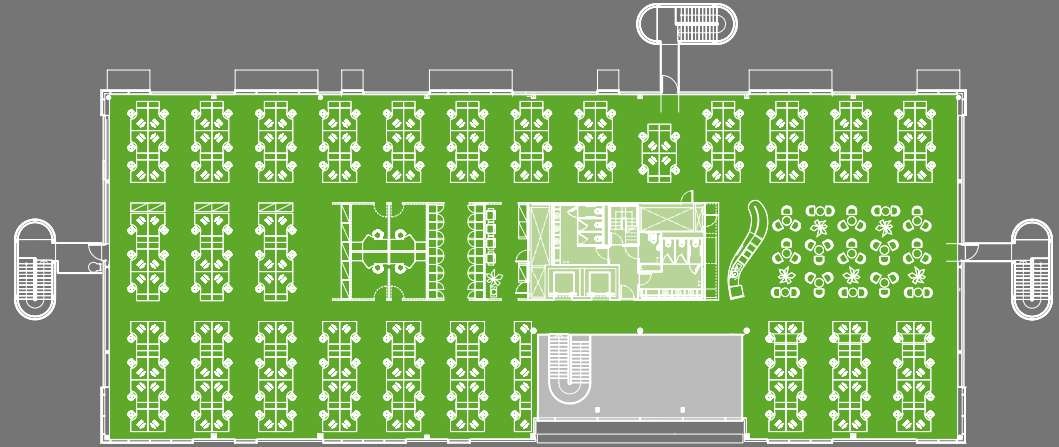


Alexander & Franklin

- + Flexible, open plan floor plates
- + Broadband connectivity
- + Double glazed curtain walling
- + LG3 Category 2 compliant lighting integrated within suspended ceiling
- + Displacement air conditioning
- + Fully raised access floor (400 mm zone)
- + Finished floor to ceiling height 2900 mm
- + Ceiling zone 400 mm
- + Floor loading – 4 kN/m² plus 1 kN/m² partitioning allowance
- + Fully carpeted
- + 10-person passenger lifts
- + Quality WCs and shower facilities
- + EPC rating of 'B'

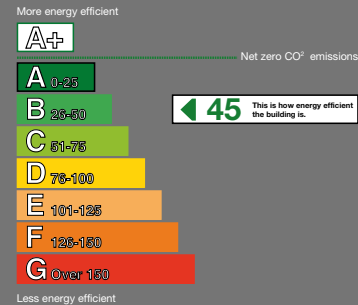
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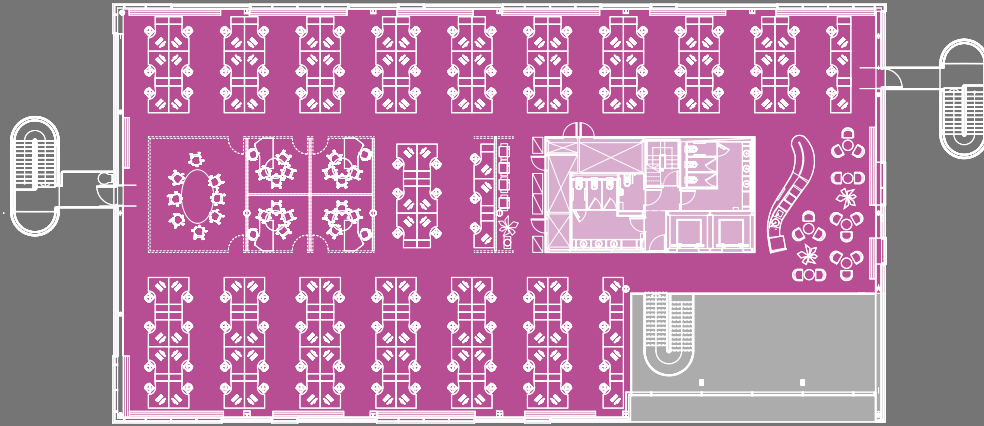
Indicative space planning layout at 8 sq m / person (424 workstations)

Alexander



Second floor	13,229 sq ft	1,229 sq m net
First floor	13,237 sq ft	1,230 sq m net
Ground floor	12,377 sq ft	1,150 sq m net
Reception	1,160 sq ft	108 sq m net
Total	40,003 sq ft	3,717 sq m net

130 car parking spaces + 7 disabled



Indicative space planning layout at 8 sq m / person (351 workstations)

Franklin

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions
46 This is how energy efficient the building is.

Second floor	9,429 sq ft	876 sq m net
First floor	9,430 sq ft	876 sq m net
Ground floor	8,860 sq ft	823 sq m net
Reception	1,052 sq ft	98 sq m net
Total	28,771 sq ft	2,673 sq m net

97 car parking spaces + 5 disabled

All areas are net internal and approximate. Floor plans illustrated represent typical upper floors.



proven+

room to think and grow

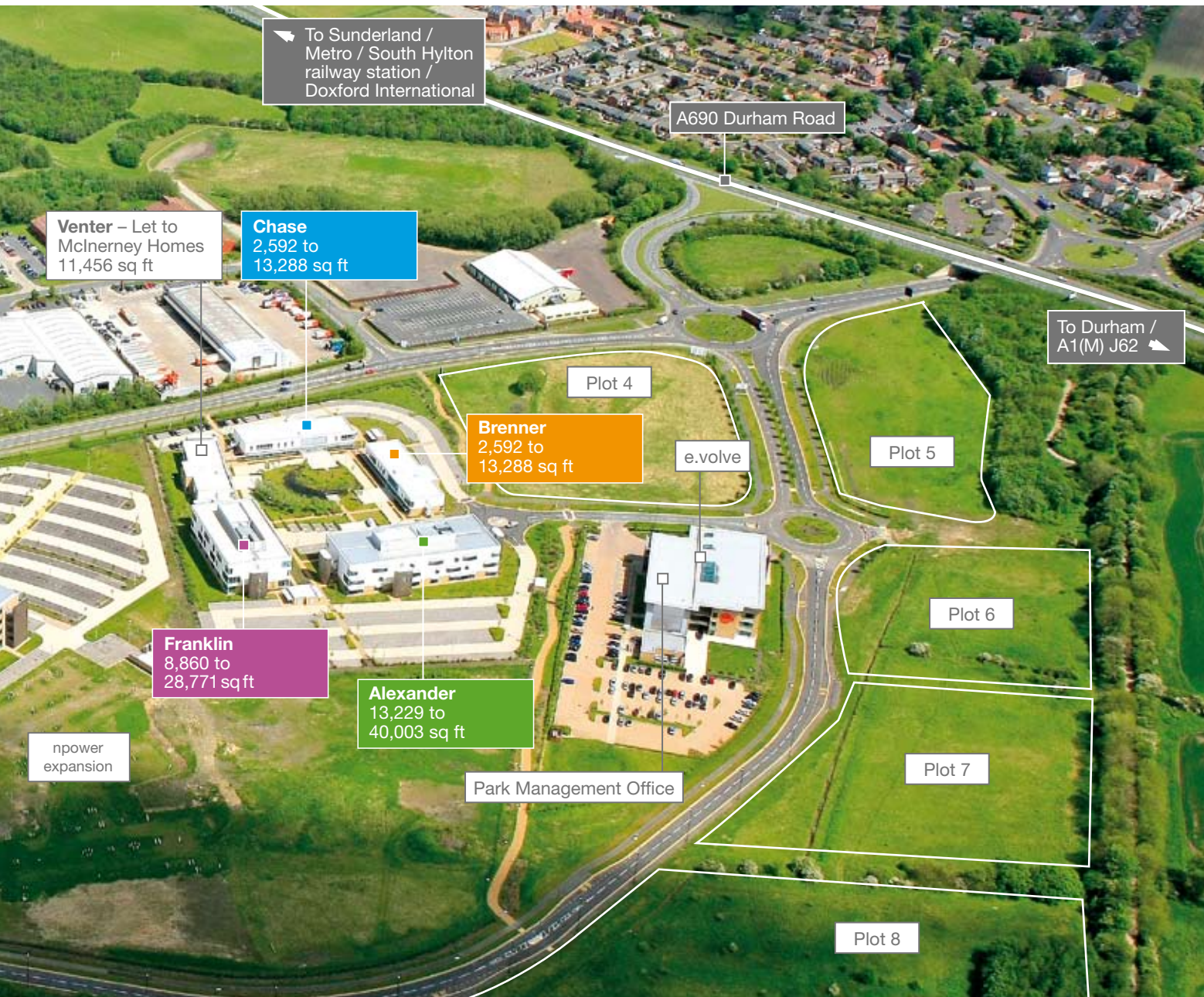
Rainton Bridge Business Park is already home to a broad spectrum of companies, from start up businesses in the e.volve building to utilities giant npower, who have acquired space in the business park.

The region has already proved a magnet for world-leading businesses and investment continues to flood in:

- Nissan
- Nike
- Royal Sun Alliance (RSA)
- Barclays
- EDF Energy
- Arriva

At Goodman, our business philosophy revolves around our customers. That is why we have delivered bespoke property solutions for many of the country's leading companies and organisations, giving our clients exactly the property they want, always delivered on time and within budget. We have dedicated development and project management teams with a wealth of experience in designing, developing and delivering buildings to exacting requirements, and established long-term relationships with leading architects, civil, structural, mechanical and electrical engineers, planning, highways and landscape consultants and national building contractors. And over the past 20 years we've delivered over 30 million sq ft in the UK.





Here's how we deliver our bespoke plots in **just 18 months.**

Month 01

The initial meeting to discuss and agree the brief

First proposal submitted including outline designs, cost estimates and programme

Review meeting to refine the outline proposals

Final presentation where the finalised proposal is submitted for your approval

Month 02-03

Draft Heads of Terms issued for discussion

Heads of Terms are agreed and solicitors instructed

Contracts are exchanged

Month 04-07

Detailed planning application submitted for approval

Detailed planning approval received

Detailed design work commences

Month 08-18

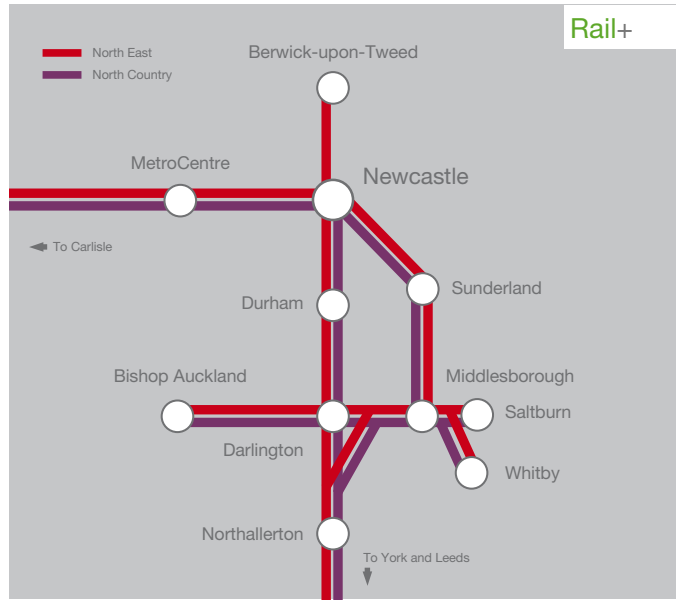
Construction starts

Regular design meetings held to review construction progress

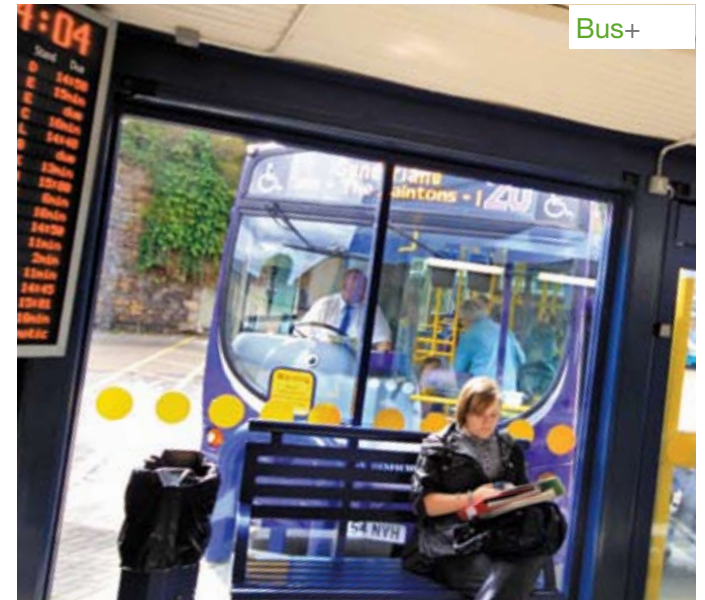
Building complete



Road+



Rail+



Bus+



Road

Depart	Distance
A19 Sunderland Bypass	3 miles
A1(M) J63	4 miles
Newcastle	15 miles
York	77 miles
Leeds	86 miles
Manchester	131 miles
Edinburgh	134 miles
Nottingham	148 miles
Liverpool	161 miles
Birmingham	194 miles
London	270 miles

Source: maps.google.co.uk



Rail

Durham Station is just 10 minutes away, providing East Coast Mainline services with direct links to Newcastle (13 minutes), York (44 minutes), Edinburgh (1.75 hours) and London (3 hours).

Source: www.nationalrail.co.uk



Air

Newcastle International Airport is only 17 miles away to the north with Teeside Airport 33 miles to the south. London is just a 1 hour flight from both airports.



Cycling

Rainton Bridge Business Park is well served by cycle routes from nearby towns and villages. The business park has covered cycle racks overlooked by CCTV cameras.



Bus

The X20 service runs close to Rainton Bridge giving direct routes to Sunderland City Centre (approximately 25 minutes) and Durham (approximately 25 minutes) every 15 minutes.



There is a plan to significantly improve the bus routes to the park with the introduction of services running to and from Newcastle upon Tyne, Washington, Sunderland, Durham and Peterlee, this will be in force by June 2010.

balance+



Life outside of work is also a big draw, helping companies to attract and retain top quality employees. With exciting cities, offering quality shopping, sport and cultural facilities, the region has a great deal to offer. And for lovers of the great outdoors, beautiful countryside and coastline is right on the doorstep.

Located between Durham and Sunderland, each an established University City, Rainton Bridge offers easy access to both. Durham is a beautiful, compact, historic city, with a maze of medieval streets around the market place and famous cathedral. Sunderland has everything you would expect from a major city – arts, culture, sport, heritage and history. City Centre shopping (www.thebridges-shopping.com), a rich variety of eating and drinking establishments, and an emerging music and club scene, prompting the accolade “a cool place to be” from the NME. Granted City status in 1992, Sunderland is one of the top 5 greenest cities in the UK, and the Sunderland Software City initiative will create a vibrant new software industry. The City’s new business parks, including Rainton Bridge, have more than replaced the jobs which were lost in the City’s once proud shipbuilding industry.

“The North East is the most exciting, beautiful and friendly region in the whole of England”

Lonely Planet Guide Bluelist 2008

Rainton Bridge is located in Houghton-le-Spring, which has an established local shopping centre, and there are a number of established hotels and conferencing facilities in the immediate vicinity of the site, as well as Outlet Shopping nearby (www.dalton-park.co.uk). As the business park grows, so too will the amenities and facilities on-site. The e.volve centre and its e.bistro provide a “heart for the park”, a meeting place with restaurant, conference and boardroom facilities, and on-site management support. Our development plans include a new hotel and additional restaurant facilities, as well as convenience retail outlets.

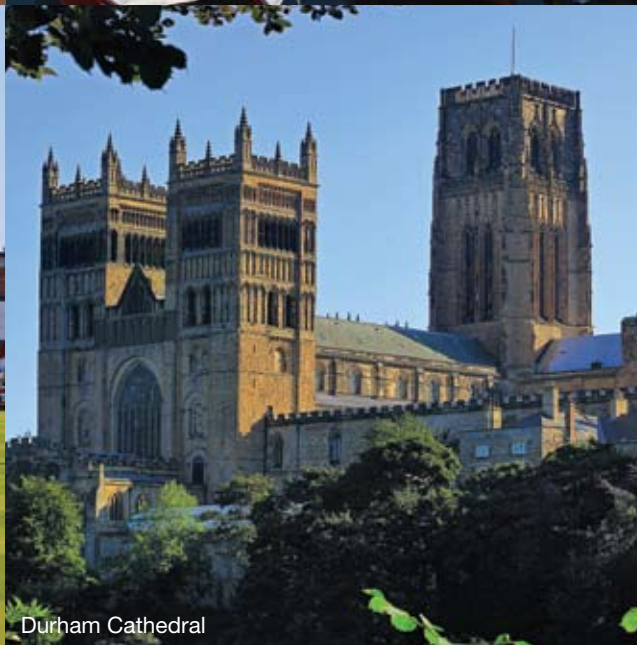
We are proud of our business park and committed to developing a business location which combines high quality office buildings, with convenient on-site facilities and well thought out landscaping. Our network of greenways and landscaped open spaces has won the Gateshead MBC Trophy for Best Business Park at the Northumbria in Bloom awards as well as the Gold Award.



Bistro at e.volve



Durham Square



Durham Cathedral



Riverside

The Marina – Sunderland

labour+

For any firm wishing to expand or relocate, the most important factors are the availability of a skilled and dedicated labour pool, a wide catchment area, and reliable transport links, as well as affordable, flexible accommodation. Rainton Bridge offers all four!

- 1.3 million people within a 30 minute drive time
- Over 300,000 people reside within the City of Sunderland itself, with a skilled labour pool of 178,000 people of working age, and employment costs some 15% below the national average
- A highly trained, motivated and accessible labour force with low levels of staff turnover and absenteeism and a world class reputation for loyalty and cost effectiveness

Track record of attracting leading businesses; the North East is a Centre of Excellence for ICT, financial services, automotive, manufacturing and pharmaceutical companies

33,000 University Students at Sunderland and Durham Universities and over 72,000 University Students in total in the North East

Assisted Area status, which means that eligible projects have access to a range of government and local authority financial support, including help with job creation, training and recruitment

Local Skill Share

- Professionals – 33.7%
- Administrative – 24%
- Customer service – 16.9%
- Elementary – 25.4%

Source: nomisweb.co.uk

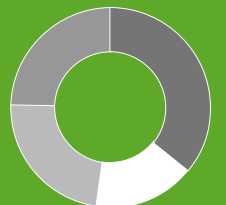
north east
england

Sunderland
City Council

tynes + wear
development
company

one
NORTH EAST

*Passionate people.
Passionate places.*



case study+

goodman+university of hertfordshire

“We are delighted with this location and with the part that Goodman and all the other professional teams played in its creation.”

Tim Wilson, Vice Chancellor, University of Hertfordshire

Date: December 2001 – June 2003

Location: Hatfield Business Park

Scope of involvement:

- + masterplanning
- + assembly and appointment of professional team
- + obtaining planning consent
- + design and construction of an academic building, learning resource centre and 500 seat auditorium including covered ‘street’ linking all buildings under a Development Agreement

Background

The University of Hertfordshire is committed to its objective of excellence in education, research and scholarship. In the mid-1990s it became apparent that, to pursue this mission, they would need to improve and expand their campus. It was clear that this couldn't be done on their current site so Hatfield Business Park was the obvious choice.

The University's Objectives

Development of the University's second campus represented the largest single phase educational development project in the UK for 50 years. To afford it, the University required funds to be realised from the sale of their surplus sites in addition to third party funding from the Higher Education Funding Authority. The academic buildings were developed as a PPP designated by the Higher Education Funding Council for England as a major pathfinder project.

The Goodman Solution

Goodman delivered state of the art lecture theatres, teaching rooms and offices for academic staff. The campus includes two 3-storey academic buildings along with a 500 seat, 21,500 sq ft auditorium designed to provide musical entertainment, drama and conference facilities, all set within a 17 acre site. A feature of the accommodation is the campus street, connecting several facilities with a large covered circulation area.

The Result

The campus has been fully operational since the start of the 2003/2004 academic year and has proved to be a great success with students and staff alike.



University of Hertfordshire



University of Hertfordshire

case study+

goodman+greater manchester police

Following receipt of planning consent in March 09, construction work commenced in June 09 following a successful negotiated tender process with Greater Manchester Police and the main contractor

Date: June 2009 – PC Scheduled for April 2011

Location: Manchester Central Park

Scope of involvement:

- + bespoke requirement
- + assembly and appointment of professional team and liaison with occupier user groups
- + obtaining planning consent
- + design and construction of a new Headquarters Building for Greater Manchester Police in a single building of 242,000 sq ft gross arranged over 6 storeys on a 6 acre plot with 700 car parking spaces

The Challenge

Greater Manchester Police required a 'state of the art' Headquarters Building to provide the most advanced facilities for its staff to manage the largest police force outside of London. Following an extensive audit of the Authority's requirements a single building of 242,000 sq ft is being procured. The challenge is to provide a public building against an agreed cost and programme to suit the complete and diverse requirements whilst integrating the facility within an Urban Business Park.

The Response

In partnership with Greater Manchester Police, ASK:Goodman developed a proposal to integrate the delivery of the overall requirements against the operational needs of the various stakeholders.

The Outcome

In association with its JV Partner and Landowners New East Manchester, ASK:Goodman has created and managed a co-ordinated development programme for the development together with the planned provision of the 'A' Division Headquarters on the adjacent plot. Following receipt of Planning Consent and Full Business Case Approval in March and June 09 respectively works commenced immediately on the 242,000 sq ft Force Headquarters, a highly sophisticated office facility with a BREEAM rating aspiring to reach 'Excellent'.

The six storey building with glass and stone facades sits within a six acre plot and provides in excess of 700 parking spaces to support modern day policing and providing Grade A accommodation for a smarter more effective workforce with occupation scheduled for April 2011.

ASK:Goodman continue to manage the development programme and are currently finalising the procurement of the Divisional Headquarters Building.



Indicative CGI of atrium



Indicative CGI of building

case study+

goodman+bp

State-of-the-art headquarters give BP a sustainable future

Date: November 2007

Location: Aberdeen

Number of employees in building: 1,200

BREEAM rating: Very good

Awards:

- Office Development Awards 2008 – Best bespoke development outside Central London
- Best overall development outside Central London
- Scottish Property Awards 2009 – Green Building of the Year
- Corporate Occupier of the Year
- Aberdeen Civic Trust Award 2007

“One of the things that is immediately apparent when you visit the building is how light and airy it feels. We’ve had great feedback from both our staff and visitors. We feel the development has achieved all our requirements - both in terms of the space it offers and its commercial viability in a competitive market.”

Andy Roberts,
Project Director, BP Exploration & Production

Background

Aberdeen is the hub of the North Sea oil industry and BP is one of the largest players in the energy business.

BP’s Objectives

When, in 2004, BP announced its intention to relocate from its existing sprawling office complex (constructed progressively since 1975 and totalling approximately 500,000 sq ft) to an iconic headquarters that would reflect BP’s commitment to sustainability, they turned to Goodman to develop the new building.

The Goodman Solution

The Development Agreement was signed in August 2005 and following the grant of planning permission, construction commenced in early 2006. With an initial space requirement of circa 230,000 sq ft GEA and 1,200 staff to accommodate, everything about this project was on a large scale. 850 staff car parking spaces were required (at 1:26 sq m each, 15% above Scottish parking standards). The heart of the building design is a central unifying space dubbed ‘the street’.

This full height, 3 storey atrium runs the full length of the office complex and provides intrinsic meeting areas within a naturally ventilated environment.

In addition, Goodman agreed to purchase BP’s existing properties, extending to 14.8 acres, and implement a detailed regeneration plan. For this, Goodman envisages a sustainable, mixed-use development in line with the emerging Aberdeen city plan.

The Result

Throughout this project, Goodman and BP made sure that environmental concerns were at the forefront. This resulted in 93% of materials from the previous BP buildings being re-used on the new development. The completed building was sold to a German Investment Fund in mid 2008 for a price in excess of £52 million.

BP



BP

case study+

goodman+cadbury

When Cadbury decided to move their Central London offices out of town, Goodman delivered a bespoke solution including full fit out

Date: September 2006 – June 2008

Location: Uxbridge Business Park

Building: Building 3

Number of employees in building: 400

Cost: £14m

BREEAM rating: Very Good

Scope of involvement:

- + site planning
- + obtaining planning consent
- + design & construction of a new 84,000 sq ft Headquarters building

Additional Points:

- + design & implementation of bespoke operational fit out

Background

Cadbury opened for business in 1824 when John Cadbury opened a shop in Birmingham selling cocoa & chocolate. Today Cadbury operates in 60 countries and employs 50,000 people.

Cadbury's Objectives

Cadbury wished to relocate their Group Headquarters from Central London where they operated from a partly listed building which was difficult to reconfigure to modern operational requirements and expensive to operate from. At the same time they wished to bring this function together with an out of town office to drive efficiencies and cost savings.

The Goodman Solution

The construction of Building 3 had already started as a speculative basis when Goodman and Cadbury entered into negotiations to provide the bespoke facility Cadbury required. The solution meant that Goodman were able to incorporate Cadbury's specific requirements which included a full operational fit out of the space.

The Result

Cadbury took occupation of the building with full staff relocation in June 2008 in accordance with their originally envisaged programme.

"The best balance of road & rail networks and shopping facilities. Cadbury chose Uxbridge Business Park because it is modern with a good balance of parking and walkability and provides a wow factor."

Robin Worthington,
Group Property Director, Cadbury plc



Cadbury's Headquarters



Boardroom



experience+

With more than 30 business parks in the UK and Europe and a substantial development pipeline in place, we have both the heritage (through the combined expertise of the former Arlington and Akeler businesses) and the resources to continue to lead the way in providing superior locations for the future.



partnership+

Our integrated customer service offering is at the heart of everything we do. Working with customers throughout each stage of a project allows us to develop a thorough understanding of their needs, resulting in long-term relationships and creative solutions.



expertise+

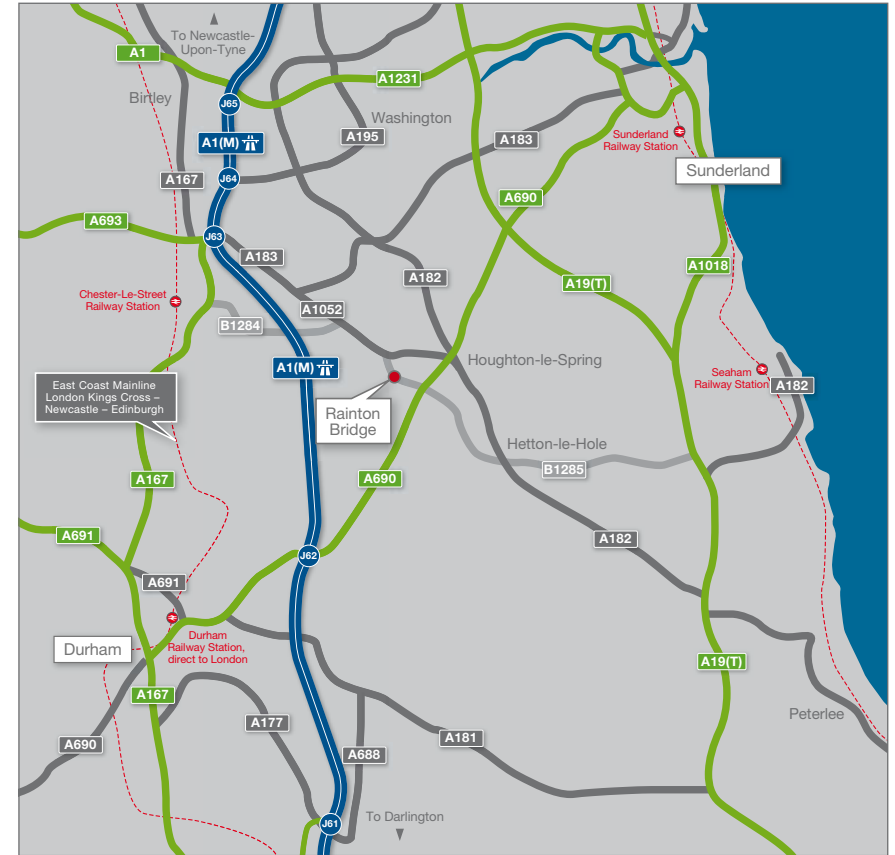
We will take your initial aspirations through to a bespoke solution, including space planning and fit-out design. Our business, now and in the future, is to ensure that your business is best served to thrive and succeed.

support+

We're here to help you make the most of your property. We can assist with your move, create and maintain your workplace, support your technology and help you adapt and grow in the future – giving you peace of mind and helping to ensure that your aspirations are always met by your workplace.



Sat Nav: DH4 5QY



contact+



Project Part-Financed
by the European Union

European Regional
Development Fund



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