

offices in NE31

Windmill Way, Hebburn, South Tyneside
Tyne & Wear, NE31 1SR

£388 PCM (Starting From)

COMMERCIAL



Description

Do you own or work for a new, small or growing company based in the Tyne and Wear area? Then why not give your business some extra Eco-credentials and join the many happy tenants at the Eco Centre, Hebburn. An award winning sustainable and eco-friendly business centre, offering managed office space and conference venue. The Eco Centre's expert and experienced team provide the hands on daily support you need to give your new business the best start possible!

What truly makes the Eco Centre different to other business centres is that we are a not for profit organisation and all our office space income is re-invested back into the local community.

The Eco Centre is owned and managed by North East charity Groundwork, whose community and eco-friendly credentials are at the heart of its business.

The Eco Centre is not run like an ordinary business centre. As well as providing a range of office spaces and meeting rooms, we aim to support new organisations to create a business community that adds value to the local area, shares our passion for sustainability and supports Groundwork's ethos of 'Changing places, Changing lives'. So by choosing the Eco Centre as a home for your business, you will be making a difference to local communities whilst enhancing your sustainability credentials.

The Eco Centre was designed and built by Groundwork, and opened in 1996. The building was a pioneering venture to demonstrate renewable technologies and sustainable design; it was one of the first eco-friendly buildings in the North East and still continues to exceed building standards today. Constructed from materials recycled from sustainable sources, including re-used bricks, an aluminium roof re-smelted from old drink cans and wood from farmed forests. Today it remains one of Europe's most sustainable buildings by incorporating up-to-date sustainable construction methods.

The two-storey premises offers flexible offices to let, ranging in size from 30m² to 104m², and conference facilities. The Board and Conference rooms are available for hire at a discounted rate for tenants and the in house support team operates a reception service, will meet & greet visitors, sign for parcels and deliver post to individual offices. They can also provide hospitality services for events and meetings, including buffet lunches if required. This outstanding centre and its tenants benefit from free electricity, provided by a wind turbine located in the car park - now recognised as an outstanding local landmark - and from solar panels on our roof and carport. With close links to the A19 and only a 2 minute drive from the Tyne Tunnel, free onsite parking and licence agreements on a short-term basis, The Eco Centre really is the ideal home for your business.

Location

The subject property is located on Windmill Way, Hebburn which lies approximately 6 miles east of Gateshead and 5 miles west of South Shields. The premises occupies a prominent position on the corner of Windmill Way. The area benefits from a reasonable level of services and facilities along with convenient links to the A19 and is only a 2 minute drive away from the Tyne Tunnel and Jarrow town centre.



Accommodation

Office space is available between 30m² to 104m², with very competitive rental costs which include all business rates and utilities. Internet and telephone connections are not included. All offices have wall-mounted trunking including power points and can be adapted for data points. The building has communal kitchens on both the ground and first floor. Reception services operate Monday to Friday and include meeting and greeting visitors, signing for parcels and delivering post to individual offices. The Eco Centre is open between 5.00am and 11.00pm seven days a week and includes free car parking (first come first served basis). Access into the building, and individual offices, is via electronic key fobs and all offices have individual intruder alarms. The Eco Centre boasts both a Board Room and Conference Room and are available for hire at reduced rates for tenants and there is a lift which makes both floors accessible for all users.



Alternative Services

The Eco Centre has a high quality Board Room and Conference Room available for hire. The Eco Centre's friendly and experienced team will work with you to ensure that your meeting or event runs smoothly. The Eco Centre can provide facilities such as PowerPoint equipment, flip charts, projectors and hospitality services on request. Free car parking is available on site for all Board Room and Conference Room users, on a first come first served basis. Additional car parking is available locally.



Lease Terms

By way of new lease terms.



Rateable Value

The adopted rateable value is 79,500 pounds as effective from 01 APRIL 2010.
Source: www.voa.gov.uk.

EPC

EPC rating B.
The property has been assessed in accordance with the Energy Performance of Non-Domestic Property legislation.

VAT

Unless otherwise stated, all stated figures are expressed exclusive of VAT. We are advised that VAT is payable on this transaction.

Additional Information

For further information please contact our office direct on 0191-239-3252, or alternatively via email on: commercial@pattinson.co.uk. With regards to viewing the subject property / site / business, this is to be done strictly by appointment through Keith Pattinson Commercial Department, please contact us to arrange an internal inspection, or to register your interest.





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Contact your local branch today for more information on this property:

Ellison Street, Jarrow, Tyne and Wear, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, Fax: 0191 4280263, www.pattinson.co.uk

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