

## Centre for Advanced Industry @ Royal Quays



Centre for Advanced Industry • Coble Dene • Royal Quays • North Shields • NE29 6DE

The Centre for Advanced Industry offers modern serviced office space in North Tyneside. The facilities were designed to provide professional business accommodation at affordable rates for new and established organisations.

With the latest IT and telecommunications infrastructure, the Centre for Advanced Industry provides tenants with high speed internet access at competitive costs.

Our office premises are suitable for micro businesses and SMEs – individual office units range from 19m<sup>2</sup> to 974m<sup>2</sup> and are thus suitable from 2 to 100 people on a single floorplate. Flexible lease agreements also allow our tenants to grow or shrink, dependent on their business requirements.

The Centre for Advanced Industry offers tenants access to meeting rooms for up to 8 people. Additional conference and meeting facilities can be hired from the Cobalt Business Exchange and nearby hotels.

Opposite the Royal Quays Outlet Centre, the Centre for Advanced Industry is close to North Shields city centre. Next to the Port of Tyne and the A19, it is also only 2 miles from the Tyne Tunnel. By car, it takes approximately 20 minutes to get to either Newcastle city centre or Newcastle International Airport.

Free car parking facilities and an extensive public transport network allow easy access to the business centre.

### Features:

- High quality office facilities with natural daylight
- Modern IT and telecom infrastructure
- Meeting rooms
- High speed dual sourced internet access
- Affordable monthly fees for SMEs
- On-site security with 24/7 access
- Free car parking
- Easy public transport access
- Landscaped grounds
- Reception area
- Flexible lease
- Kitchen facilities
- Sandwich service

**Services included in rent & service charge:**

- Rent
- 24/7 security
- Free car parking
- External cleaning
- Lift maintenance
- Landscaping
- Free access to kitchen
- Networking & information events
- Use of franking machine, photocopier

**Additional costs:**

- Business rates
- Utilities (gas, electricity, water, building insurance)
- Office furniture (negotiable)
- Meeting rooms (negotiable)
- Internal cleaning
- Telephone/fax lines and usage
- Cost of franking machine, photocopier
- Broadband usage – various packages available for light and heavy users

**Other benefits:**

- Member of the Fabriam Network (tenants profiles on website, regular networking events with other tenants, information events for tenants and wider business network)
- Hotels/Fitness & Health in walking distance (Premier Inn, Wet & Wild, Royal Quays Marina, JJB Soccer Dome & Fitness Centre, Star Bowling)
- Several pubs/restaurants nearby (Royal Quays, Costa Coffee, Thornton's Café, Subway)
- Royal Quays Outlet Centre (Marks & Spencer, Next, Billabong, Pavers, Body Shop, Mountain Warehouse Centre, Puma, Nike etc.)

**Office & laboratory space:**

- Separate building with own entrance
- Up to 22,700 ft<sup>2</sup> (2110 m<sup>2</sup>) floor space
- Various sized offices
- Meeting and training rooms
- Laboratory
- Male and female WCs and locker rooms
- Air conditioning
- Gas handling, DI water and Nitrogen plant

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