

**Unit 1 Wincomblee Rd,  
Walker Riverside**



# Shepherd Offshore

Unit 1 Wincomblee Rd, Walker Riverside, NE6 3PF

[www.shepherdoffshore.com](http://www.shepherdoffshore.com)



Shepherd Offshore is an established, innovative and driven organisation that operates as a service provider and developer, primarily for the Oil & Gas and Energy industries.

Unit 1 is one of our available established offices, located in Newcastle upon Tyne. This site has been remediated and has a long and successful development history, with additional supportive development areas and capacity available.

The company offers competitive rental schemes, with design and build capability and with an established construction history of manufacturing facilities.

Unit 1 is adjacent to the Offshore Technology Park and close to occupiers including Baker Hughes and TechnipFMC.

Site Information	
Location and distance from closest city	North East England, 2.5 miles east of Newcastle upon Tyne
GPS Coordinates	54°57'58.7"N 1°32'24.1"W
Local Area	Walker & Wallsend, Newcastle, North Bank of the River Tyne
Distance From The Mouth of the River to Site	Approximately 8 miles
Surroundings	Industrial, manufacturing and quayside services operations
Site Access	
Adjacent to River Tyne	No
Multiple existing access roads to site	Yes
Rail access to site	No
Nearest International standards highway access	A19
Site Accessible by Heavy Load Routes	Yes
Nearest national/international commercial airport	Newcastle International Airport, 11 Miles
Availability of public transport to the site	Extensive, frequent bus services Wallsend Metro Station approx. 2 miles away





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**Unit 1 location**

**Site Description**

Size of site (Square M and Square Ft)	Warehouse – 663.9m / 7,146ft Ground Floor Office / Amenities - 176.9m / 1,904ft First Floor Offices – 172.5m / 1,857ft Total – 1,103.3 / 10,907ft
Site Shape	Generally Rectangular shaped
Height Restrictions	Floors in building and Minimum eaves height to launch is 4.95m
Any easements or height restrictions on site (e.g. high voltage lines, buildings, canals)	Existing infrastructure
Topography (max grade variance (feet/meters))	1:200

**Supportive Information (Offshore Technology Park)**

Quay frontage dimensions: length	750m approximately
Quay load bearing capacity (t/sq. m.)	Up to 28t per sq. m.
Quay description	Piled Construction Concrete deck supported by ground anchors
How is the vessel traffic managed?	Our clients' projects/vessels are managed through our QMS System. Vessels/Projects are booked into scheduled window basis by responsible parties
Security	fenced yard and 13 dedicated car parking spaces
Distance from the site to the quay	280m approx.
Estate	Six detached units with two floors and a car park
Workshop	High Bay lighting, three PowerMatic Wall mounted gas blow eaters, three phase electricity and one powered 'up and over' sectional access door.
Quay Storage Capability	300t Reels
Existing Extensive Paved and Open Storage Facilities	Yes

Site Ownership	
Site Available	Yes
Site ownership status (public vs private)	Private
Percentage of site owned by state	0%
Commercial Availability	Rental/lease agreement
Property owner(s)	Shepherd Offshore Limited
Do Shepherd Offshore have the ability to develop & bring in the project?	Yes
Commercial and Construction Approval Procedures	
Average timeline to complete the negotiations and sign a site purchase contract	13 weeks
Procedures to complete the land contract	Agreement to lease
Other regulatory approvals required prior to construction	Planning approval Building Regulations Approval Environmental Permit
Time required to obtain approvals	13 weeks from Validation of applications
Third-party claims on the territory	None
Supportive Infrastructure - Site Services & Support	
OTP Heavy Load Out Capability	up to 400 Tonne SWL
In House Cranage/Plant Capability	Yes
In House Transport Capability	Yes
Material/Product Handling Services	Yes
Rigging, Fabrication and Sea Fastening Services	Yes
Vessel Berthage/Embarkation Teams	Yes
Lifting Specialists	Yes
Rigging Team	Yes
Engineering/Fabrication Teams	Yes
Warehousing	Yes
Storage	Yes
Company Certified ISO 9001:2015 Standards	Yes
Company Certified ISO 18001:2007 Standards	Yes
Company Port Security Licence	Yes



The Unit	
Size	10,907 sq ft
Description	<p>The unit is of steel portal frame construction, with brick and profile metal cladding elevations under a pitched roof.</p> <p>Offices are provided over two floors to the front, with specification including suspended ceilings with recessed lighting, carpets, double glazing, trunking for IT cables/sockets, CCTV, Alarm, radiators served by a gas boiler on the ground floor and air conditioning units on the first floor. The offices also includes reception area with secure access door, staff kitchen/rest area, toilets and shower room.</p>
Environmental/Geological	
Soil bearing capacity	The site has been subject to full remediation
Soil conditions/type	The site has been subject to full remediation
Drainage system	Yes., foul water and surface water connections are available on and adjacent to the site
Proximity to natural reserves/potential issues	No
Archaeological issues/features	No, all covered as part of site remediation
Environmental/contamination issues, e.g. proximity to chemical plant and other pollution generators, radiation.	No, site-wide contamination issues all covered as part of site remediation
Natural disaster risk	No
Chemical uses limitation	No
Air pollution/emission issues on or in proximity of site	No

## Inside Unit 1 Offices



Utilities	Supplier	Service to Site	Available Supply
Electricity	Northern Powergrid (NPG)	Yes	2.2 MVA Capacity
Gas	Northern Gas Networks (NGN)	Yes	TBC
Water	Northumbrian Water (NWL)	Yes	TBC
Telecoms	Openreach & Virgin Media	Yes	TBC

## Case Study – Bridon Manufacturing Facility

Shepherd Offshore has an established history of construction and development in the manufacturing industry.

One such example is our development of Bridon Rope Manufacturing Facility. It is a new facility comprising of a number of overhead cranes with capacities ranging from 10 tonnes to 150 tonnes and has a reel production capacity of 700 tonnes.


Shepherd Offshore was available to the client on a 24hr basis and also provided in-house plant, transport and crange capability, with dockside crange of up to 800 tonne.

Bridon Rope Manufacturing Facility	
Client	Bridon Bekeart
Cost	Over £30million
Building square footage	85,896 sq. ft.
Development	Facility completed in 14 months, from initial planning & area preparation through to commissioning and handover. New quay construction and heavy load out pad.
Client Feedback	“The ropes produced at this state-of-the-art facility will expand the boundaries of what is possible for customers across the sector. Bridon Neptune Quay has been built to help us solve our customers’ most significant technological challenges”. Bridon Group CEO, Jon Templeman



## Contact Us

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Shepherd Offshore operates within a highly effective and dedicated management structure in order for projects to be accelerated and executed efficiently - at all times.

Our management team is focused on building mutually beneficial long term relationships, based on first-class service, speedy decision making and always delivering on our promises.

Please contact us regarding any questions that you may have relating to the site, or for general enquiries.





# Shepherd Offshore

## Thank You