



toffee  
factory  
NEWCASTLE

**High Quality Contemporary Serviced Office Space**

From start-ups in shared workspace to larger offices for established companies

Toffee Factory, Lower Steenbergs Yard, Quayside, Ouseburn, Newcastle upon Tyne, NE1 2DF  
Tel: 0191 375 9000 Email: [info@toffeefactory.co.uk](mailto:info@toffeefactory.co.uk) Web: [www.toffeefactory.co.uk](http://www.toffeefactory.co.uk)

# vibrant location

Toffee Factory is located in a former Maynards sweet factory and occupies a prominent position in the heart of Ouseburn Valley



## Ouseburn Valley

Ouseburn lies adjacent to the Quayside to the east of Newcastle city centre and is home to a creative and vibrant community. A host of independent pubs, restaurants, studios and retail complement the office accommodation at Toffee Factory.



The area benefits from strong public transport links with the Q3 bus link providing seamless connectivity to the city via the Quayside.

Free car parking is also available opposite the site at the Cycle Hub.



## Surrounding businesses include:

- The Cluny
- Ouseburn Farm
- The Tyne Bar
- The Cycle Hub
- Cook House
- Hotel du Vin
- Mushroom Works
- The Free Trade Inn



# contemporary space

Toffee Factory offers high-quality refurbished office space. The contemporary serviced accommodation attracts attention from new start-ups through to established businesses. The co-working setup, flexible terms and accompanying public realm are available to creative/ digital businesses only.

## The specification of office space comprises:

- Contemporary open plan offices
- Suspended lighting throughout
- Exposed brickwork in part
- Raised access flooring throughout
- Double height windows in part
- Communal tea points
- Showers
- Expansive floor to ceiling height
- Shared and dedicated internet services



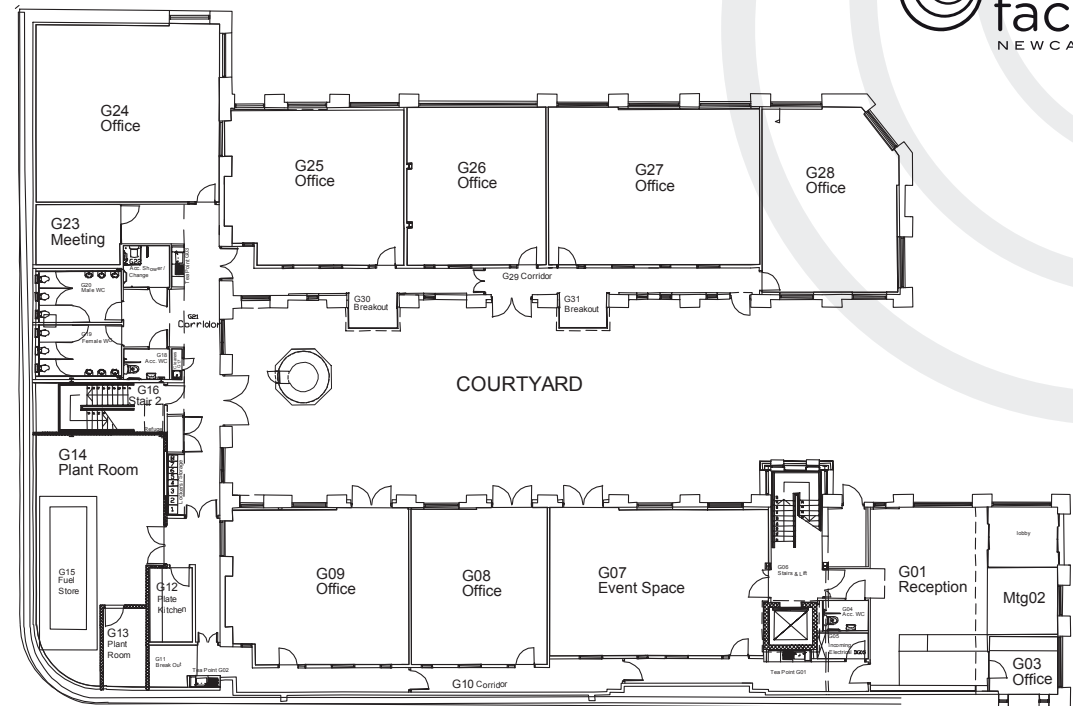
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The building also offers occupiers five free bookable meeting rooms, discounted event space hire, communal roof terrace and an impressive outdoor courtyard with seating.



# Accommodation GROUND FLOOR



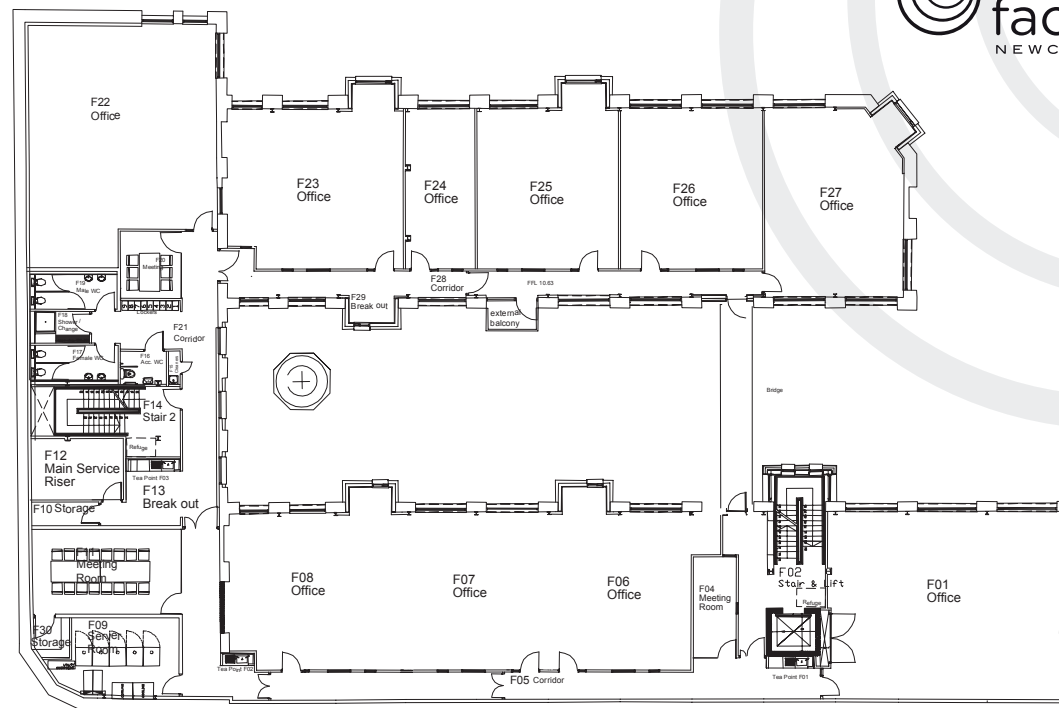
## Accommodation

OFFICE	NET LETTABLE (SQ M)	NET LETTABLE (SQ FT)	ANNUALLY	MONTHLY	PER SQ FT
G09	64.8	698	£22,668.77	£1,889.06	£32.50
G24	78.3	843	£27,391.43	£2,282.62	£32.50
G25	64.5	694	£22,563.83	£1,880.32	£32.50
G26	52.3	563	£18,295.94	£1,524.66	£32.50
G27	78.8	848	£27,566.35	£2,297.20	£32.50
G28	57.8	622	£20,219.99	£1,685.00	£32.50

Prices include all utilities, reception services, free use of five meeting rooms, cleaning of communal areas, building maintenance and 24/7 access.

## Accommodation

# FIRST FLOOR

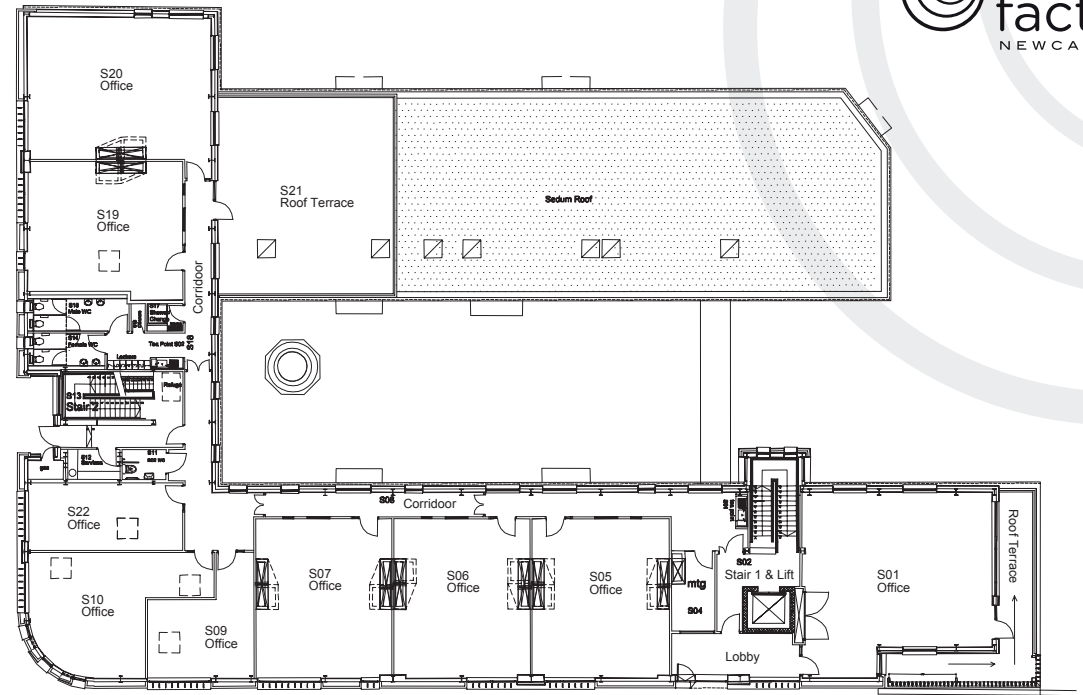


## Accommodation

OFFICE	NET LETTABLE (SQ M)	NET LETTABLE (SQ FT)	ANNUALLY	MONTHLY	PER SQ FT
F01	103.7	1,116	£36,277.03	£3,023.09	£32.50
F06-08 (Combined)	175.1	1,890.14	£61,429.55	£5,119.13	£32.50
F22	98	1,055	£34,283.02	£2,856.92	£32.50
F23	67.6	728	£23,648.29	£1,970.69	£32.50
F24	26	280	£9,095.50	£757.96	£32.50
F25	55.8	601	£19,520.33	£1,626.69	£32.50
F26	53.5	576	£18,715.73	£1,559.64	£32.50
F27	62.5	673	£21,864.17	£1,822.01	£32.50

Prices include all utilities, reception services, free use of five meeting rooms, cleaning of communal areas, building maintenance and 24/7 access.

# Accommodation SECOND FLOOR



## Accommodation

OFFICE	NET LETTABLE (SQ M)	NET LETTABLE (SQ FT)	ANNUALLY	MONTHLY	PER SQ FT
S01	78.8	848	£27,566.35	£2,297.20	£32.50
S05	51	549	£15,096.37	£1,258.03	£27.50
S06	50.3	541	£14,889.16	£1,240.76	£27.50
S07	50.3	541	£14,889.16	£1,240.76	£27.50
S09	25.4	273	£8,885.60	£740.47	£32.50
S10	42.3	455	£14,797.67	£1,233.14	£32.50
S22	24.7	266	£8,640.72	£720.06	£32.50
S19	49.3	531	£17,246.46	£1,437.20	£32.50
S20	64.7	696	£22,633.79	£1,886.15	£32.50

Prices include all utilities, reception services, free use of five meeting rooms, cleaning of communal areas, building maintenance and 24/7 access.



# toffee factory services



# flexible working

Toffee Factory is a fully serviced workspace and provides a professional reception service to all visitors and clients arriving at the building.

## Reception

**The reception service is a vital part of Toffee Factory's service offer.**

Open 8.30am to 5.30pm Monday to Friday, the team provides a friendly and professional greeting to everyone who arrives at Toffee Factory. Whether you are a sole trader or a 20 person company, the team will help create a great working environment.

## Internet

**With a 1Gbps synchronous fibre connection provided into the building, companies can purchase a standard, shared service or dedicated un-contended bandwidth to meet the needs of their business.**

This can be permanent, temporary or on a burst-through basis to allow occasional high bandwidth requirements, massively reducing the overall costs of bringing superfast broadband to every business based at Toffee Factory.

Not only this, Toffee Factory connectivity provides resilient connectivity with a 1Gbps backup line, UPS to protect against power failures and 24/7/365 monitoring.

## Telephone

**Toffee Factory can provide you with advanced features normally only available within large blue-chip companies.**

Key features include: call transfer, advanced call forwarding and digital voicemail. The system offers excellent value for money and a professional, business standard phone system for the cost of a standard business line and handset.

## Bureau Services

**Toffee Factory can provide a range of additional services including:**

Printing, photocopying, scanning, postal collection, franked mail service including special delivery and recorded delivery items. Office cleaning services can also be arranged.



At Toffee Factory you can access your office space 24/7/365 and you can grow or shrink your business within the building at short notice, even taking on temporary project space as it is needed.

Increasingly, people need greater flexibility than just a fixed office in a building. Particularly targeted at freelancers or portfolio workers for creative or digital businesses, Toffee Factory provides shared office facilities and virtual office services.

## Shared Office

**Toffee Factory's shared office has 8 high quality workstations.**

Targeted at ambitious new or early years companies, these workstations allow you to get a foothold at the heart of one of the North East's creative industries communities.

These dedicated workspaces include telephone and internet, and use of all the free meeting and communal space in the building too.

For further information contact:  
[info@toffeefactory.co.uk](mailto:info@toffeefactory.co.uk)



## Virtual Offices

**Toffee Factory can provide a postal address and telephone answering service.**

This provides home-based creative or digital businesses with a professional address, messaging and customer interface for when they are out on the road or pre-occupied with delivering their core business services.

Companies based elsewhere in the UK who are developing a market in the North East may also wish to use the services.



# the location

Toffee Factory, Lower Steenberg's Yard, Quayside,  
Ouseburn, Newcastle upon Tyne NE1 2DF  
Tel: 0191 375 9000



## VAT

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

## Business Rates

Upon application.

## Flexible Terms

Annual licence agreements are available requiring a minimum commitment of just two months for creative/ digital companies.

## Rent

£27.50 to £32.50 per sq ft.  
Prices include all utilities, reception services, free use of five meeting rooms, cleaning of communal areas, building maintenance and 24/7 access.

## EPC

To be reassessed.

## Workspace

Toffee Factory is owned by Newcastle City Council and managed by Sanderson Weatherall.

The development was funded through the European Union's ERDF Competitiveness Programme 2007-13 and Newcastle City Council funding.

For further information or to arrange a viewing contact:



[www.toffeefactory.co.uk](http://www.toffeefactory.co.uk)

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