

# toffee factory



## Inspiring Serviced Office Space

For start-ups to established creative  
and digital companies

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



**A STRIKING  
BUILDING WITH  
A VIBRANT  
COMMUNITY**

# Where creative companies thrive

Toffee Factory is surrounded by all the culture, history and culinary delights that Ouseburn has to offer. Our iconic building is truly unique, and has been carefully restored and thoughtfully designed to provide exceptional workspaces for creative teams. Adjacent to the Quayside, it is within walking distance of the city centre and train station, at the intersection of many cycle paths, and offers good transport links by road.



## Why Toffee Factory?

### Flexibility to grow

Toffee Factory offers contemporary serviced office space, with high-quality facilities and the flexibility to expand as your business grows. We offer virtual office services, a co-working space, mixed-size private offices, a large event space and five free meeting rooms. Flexible terms mean that notice of just two months is required for spaces at Toffee.

### 24/7 access

We are open 24/7 every day of the year so you have complete freedom to access your office at any time. The building is also fully accessible and complies with all legislation relating to employers' obligations and responsibilities.

### Meeting rooms

From a spacious boardroom to intimate meeting spaces, all are available free of charge for our tenants.

### Modern facilities

Spacious shower units, secure bike storage, great meeting rooms, shared and dedicated IT services, and attractive communal areas with shared tea-points.

### Professional services

Our friendly and dedicated reception team are experienced and on-hand to direct calls, receive deliveries, welcome guests and support your business.

### Spaces to unwind

It can't be all work and no play. Play table tennis with your team under the archway, mix things up with a chat on the roof terrace, courtyard or communal tea points, or grab a basketball from reception to shoot some hoops.

### Security

Toffee Factory has motion sensed and monitored CCTV, a state of the art access control system, and British Standard key locks and alarms.

# Contemporary Office Space

## Flexible spaces, modern working

Toffee Factory offers unique working environments for businesses with creative teams. Whether you're an established company or a new start-up, we have a place to work that is perfect for you. Join a thriving community of like-minded professionals and get to work in this distinctive building that offers inspiring spaces, a vibrant location and dependable technology. Studios are between 25 and 175 square metres in size and can be fitted out to your specifications. There is also flexibility to take adjacent spaces and knock through to form one large workspace.

### Features:

- Contemporary private offices
- Shared co-working space
- Five free bookable meeting rooms
- Communal roof terrace
- Impressive outdoor courtyard and riverside location
- Communal tea areas
- Suspended lighting throughout
- Exposed brickwork
- Double height windows
- Showers
- Secure bike storage
- Shared and dedicated internet services
- High quality telephony
- Modern security systems

### Vibrant Community

Toffee Factory is home to a vibrant and friendly community and there is a range of ways you can engage with your neighbours. We have a full calendar of events, cultural programme, weekly street food pop-ups, and other socials. The Valley also has many green areas to discover alongside enjoyable river walks you can even call in at the farm and stables.

### Enabling Connections

Make connections and collaborate. We make it easy for you to get to know your neighbours.

### Communal Points

Dotted around the building are carefully designed corners and tea points that are perfect for an informal chat with colleagues or to get to know your neighbours.

### Roof Terrace

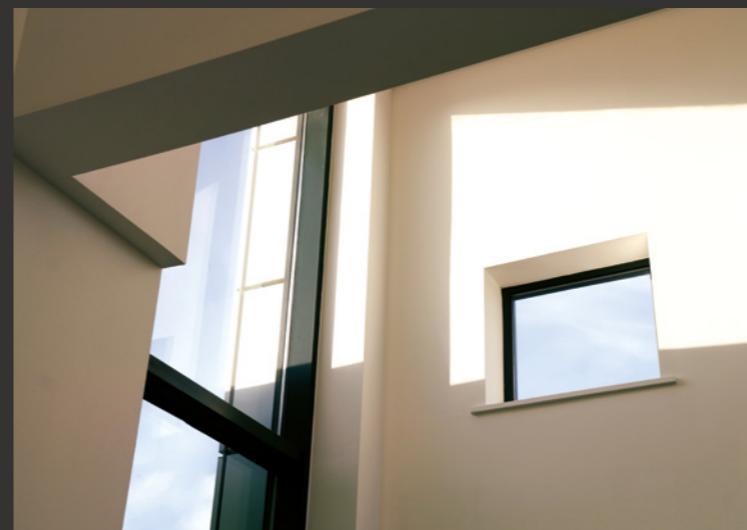
We have a fantastic rooftop terrace that provides the perfect alternative to a formal meeting space. It is our little oasis.

### Outdoor Courtyard

Shoot some hoops or play some table tennis. The riverside also provides a great spot to eat your lunch.

### On our Doorstep

The Ouseburn is the creative hub of Newcastle and there are cafes, restaurants, bakeries, pubs and bars nearby. The perfect place to socialise.



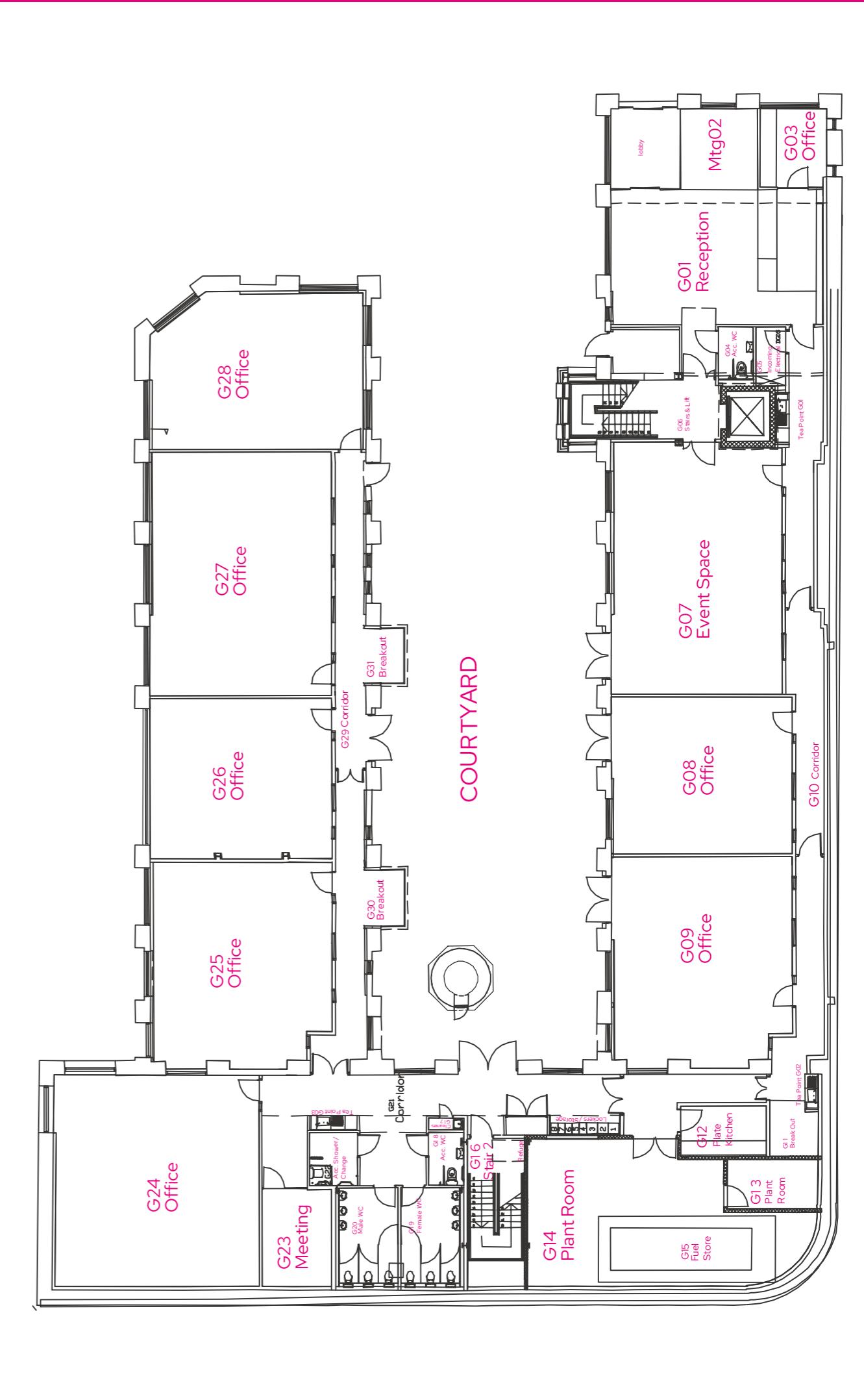
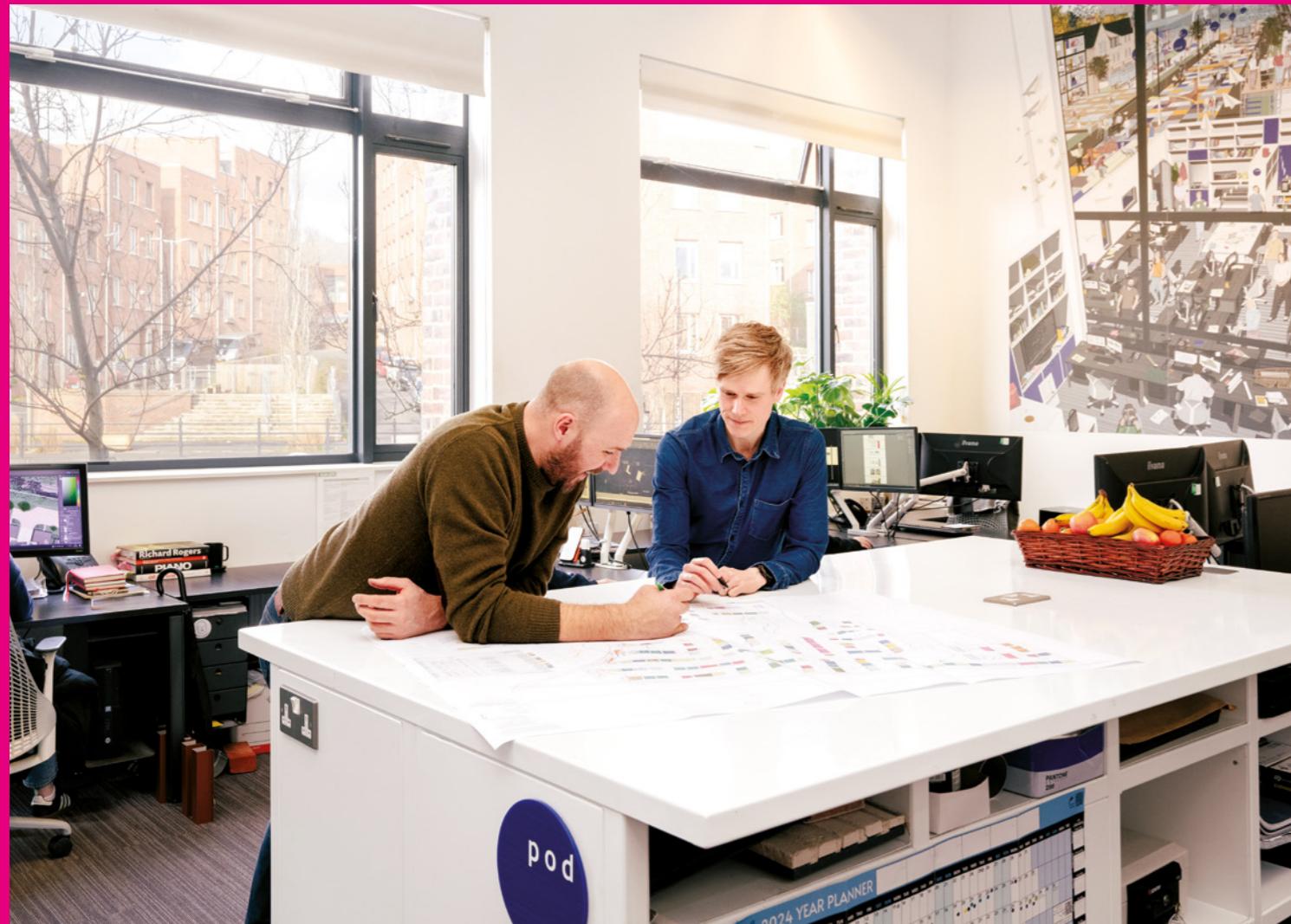
AN INSPIRING  
CREATIVE HUB

# Accommodation Ground Floor

OFFICE	NET LETTABLE (SQ M)	NET LETTABLE (SQ FT)	MONTHLY COST (£ + VAT)
G08	51.2	561	1,823.25
G09	64.8	698	2,266.88
G24	78.3	843	2,739.14
G25	64.5	694	2,256.38
G26	52.3	563	1,829.59
G27	78.8	848	2,756.63
G28	57.8	622	2,022.00



Rent costs include all utilities, reception services, free use of five meeting rooms, cleaning of all communal areas, building maintenance and 24/7 access. **Get in touch for current price and availability list.**



# Accommodation First Floor

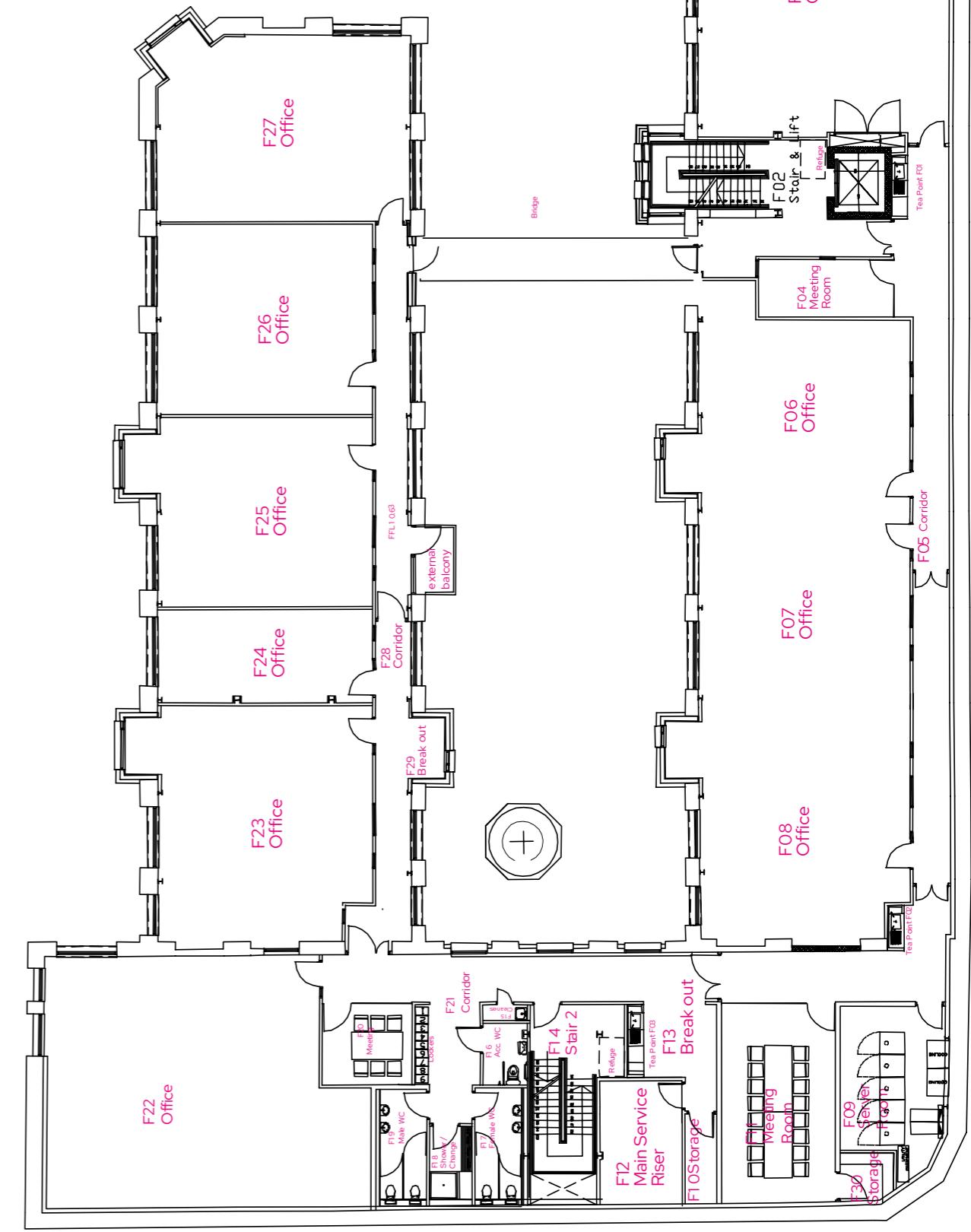
OFFICE	NET LETTABLE (SQ M)	NET LETTABLE (SQ FT)	MONTHLY COST (£ + VAT)
F01	103.7	1,116	3,627.70
F06	58	624	2,028.00
F07-08	117.6	1,266	4,114.50
F22	98	1,055	3,428.30
F23	67.6	728	2,364.83
F24	26	280	909.55
F25	55.8	601	1,952.03
F26	53.5	576	1,871.57
F27	62.5	673	2,186.42



Rent costs include all utilities, reception services, free use of five meeting rooms, cleaning of all communal areas, building maintenance and 24/7 access.  
[Get in touch for current price and availability list.](#)



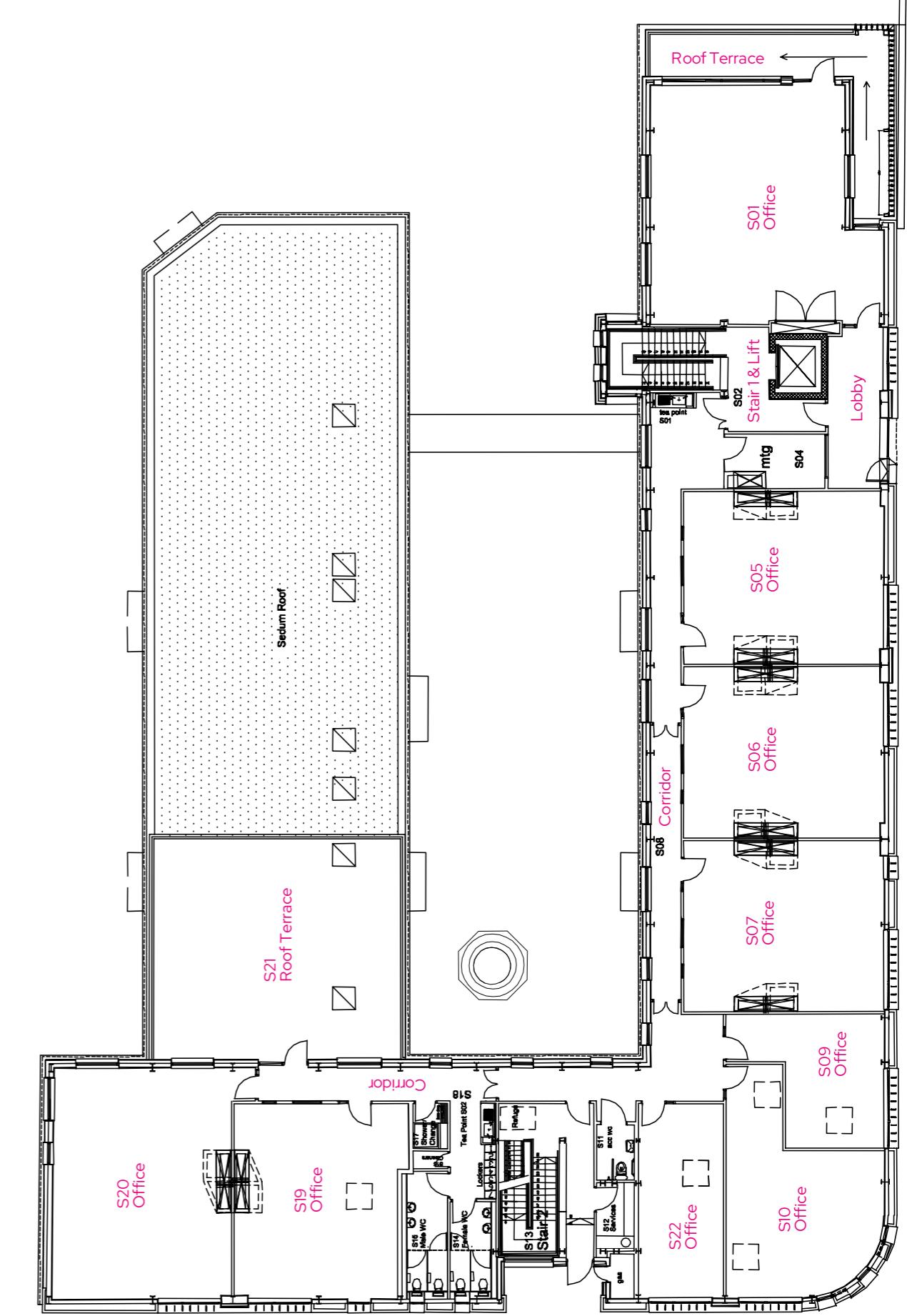
## FLEXIBLE MODERN SPACES



# Accommodation Second Floor

OFFICE	NET LETTABLE (SQ M)	NET LETTABLE (SQ FT)	MONTHLY COST (£ + VAT)
S01	78.8	848	2,756.63
S06	50.3	541	1,534.04
S07	50.3	541	1,534.04
S09	25.4	273	888.56
S10	42.3	455	1,479.77
S22	24.7	266	864.07
S19	49.3	531	1,724.65
S20	64.7	696	2,263.38

Rent costs include all utilities, reception services, free use of five meeting rooms, cleaning of all communal areas, building maintenance and 24/7 access.  
[Get in touch for current price and availability list.](#)



# Toffee Factory Services

Our friendly and dedicated reception team are experienced and on-hand to direct calls, receive deliveries, welcome guests and support your business.

## Professional 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 welcoming and professional greeting to everyone who arrives at Toffee Factory.

## Event Hire

Toffee Factory's five metre high event space can seat 70 people theatre-style and can be used for talks, exhibitions, training events, seminars, functions and board meetings. Tenants benefit from discounted hire rates.

## Flexible Terms

Our lease terms are highly competitive and designed to support your business not lock you in. Notice of just two months can be given at any point.

## Bureau Services

We provide a range of additional services including printing, photocopying, scanning, postal collection, franking and office cleaning.

## High-Speed Internet

Toffee Factory provides high speed internet so you can depend on your connectivity both in your private office and in other spaces throughout the building. Both shared and dedicated services are available.



# Flexible Working

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. Whatever stage of growth your business is at we can support your needs. Toffee Factory provides competitively priced virtual office services, and our newly updated co-working space in the building is the perfect antidote to working at home.



## Shared Office

Toffee Factory has an exciting new shared office designed for early years companies. There are eight high quality dedicated desks available, targeted at ambitious new or early years companies. The set-up allows you to get a foothold at the heart of one of the North East's most prominent creative communities. We provide high speed internet, free use of five meeting rooms hire, and access to our contemporary communal spaces across the building. Notice of just one month is in place for the desks.

## Virtual Office

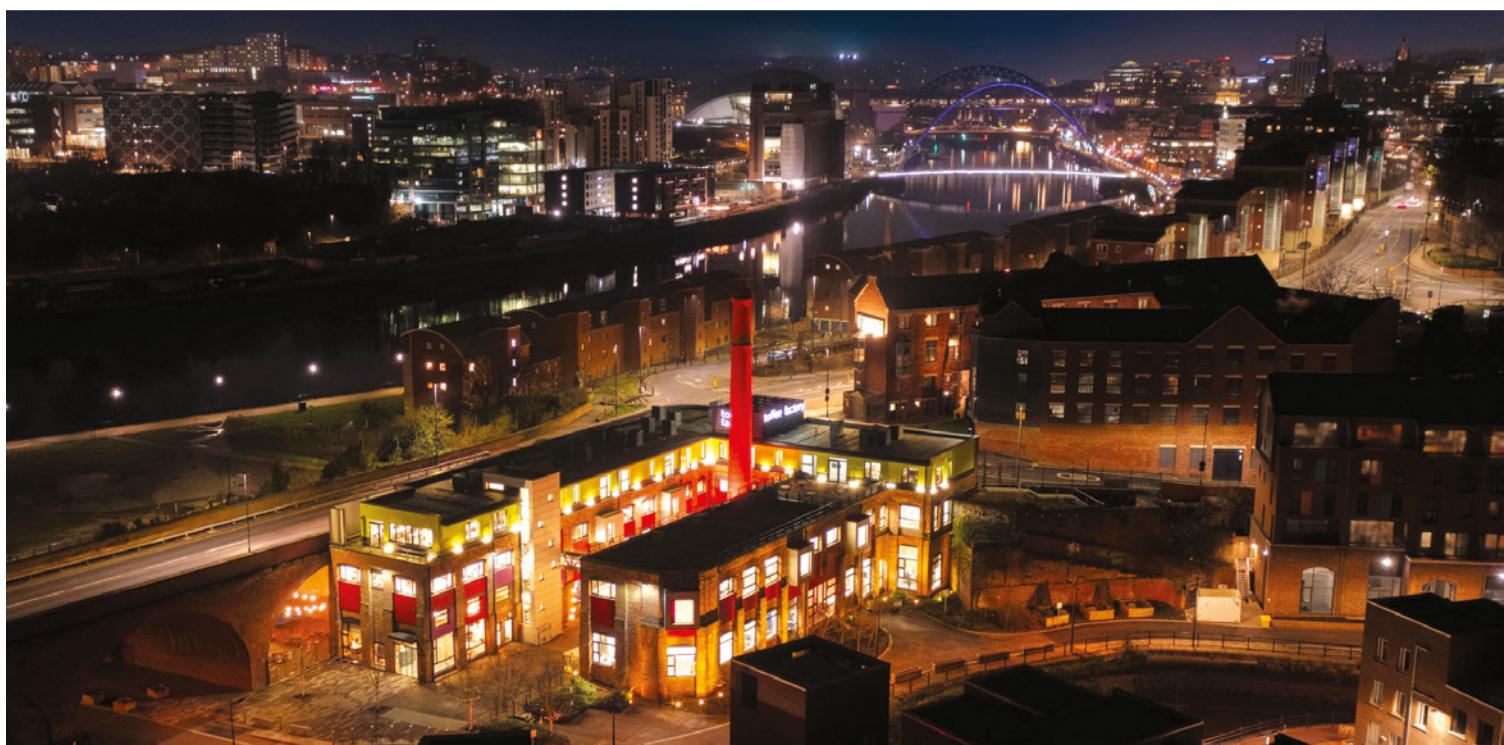
We can set up an NE1 address and/or telephone answering service, providing you with a professional address, messaging and customer interface for home-based businesses and organisations outside the North East. You will also benefit from discounted meeting room and event space hires.



# The Location

Toffee Factory, Lower Steenbergs  
Yard, Quayside, Ouseburn,  
Newcastle upon Tyne NE1 2DF

T: 0191 375 9000



For further information or to arrange a viewing contact:

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factory**

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**Knight  
Frank**

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**NORTHERN  
POWERHOUSE**

**Newcastle**  
City Council

 EUROPEAN UNION  
Investing in Your Future  
European Regional  
Development Fund 2007-13

Toffee Factory is owned by Newcastle City Council and managed by Knight Frank. The development was funded through the European Union's ERDF Competitiveness Programme 2007-13 and Newcastle City Council funding.