



## Redefining the hybrid, micro-industrial workspace market

### Where industrial meets commercial

Emerging as a market leader, Hubworks business units are frequently described by current customers as a rare find. Hubworks is one of the UK's first and largest sustainable, next-gen business workspace design, build and operators. Filling the new build, sustainable business unit shortage supply gap, Hubworks is a new design concept for growing enterprises. Where industrial grit meets commercial sophistication - leading the way in changing SME workplace standards.

A premium mix of 2-storey office AND warehouse space. All together in one place

### Award winning assurances for changing demands

There's a crucial need to evidence sustainability, but traditional design restrictions of legacy office, retail and warehouse units have stayed the same! Not anymore - thanks to Hubworks. This brand-new concept has been developed and delivered by Teesside based Mandale Group - using their 40 years of multi-award-winning design and build expertise.

Hubworks coming soon in these locations...

**NE12**  
Gosforth  
Newcastle upon Tyne

**NE10**  
Felling  
Gateshead

**DH3**  
Portobello  
Chester-Le-Street

**LS10**  
Hunslet  
Leeds

## What we offer

### Market leader emergence evidenced by:

Over 220, 1,550 sq.ft. Hubwork units built since 2020, across 13 UK sites, with 88% occupancy. Plus.....

Expansion plans for 96 new Hubwork business units planned, between 2026 to 2027, over 6 locations across England and Scotland

### Business assurances being:

£20m+ turnover.

UK-based privately owned, private equity

40+ years (Est. 1985)

Multi-award-winning residential and commercial - trusted design and build project developer

Multiple years (Est. 2020) of developing SME hybrid, micro-industrial business units - now called Hubworks

### We're looking to...

**BUY. SELL. LET & COLLABORATE.**

Let's talk - 01642 605 514



"No-one is coming close to our new build value proposition - we're truly leading the way in changing workplace standards for small businesses"

Richard Harriman. Hubworks Product Lead