

## About Hubworks

### What is Hubworks?

Hubworks is one of the UK's first and largest design, build and operators of micro-industrial business units in England and Scotland.

Each development has approximately 10-20 units, with a mix of premium two storey office and warehouse, studio, showroom or workshop space.

Hubworks is disrupting the UK commercial property market by filling the new-build business unit supply shortage GAP problem, with premium build, contemporary and sustainable, multi-functional next-gen workspace.

### Where are Hubworks developments?

The previous 12 (fully let) UK-wide Hubworks developments (x220 units) are located across northeast and northwest of England, with current and future (to let) Hubworks expansion plans includes a further x96 Hubwork business units across 6 sites in England over the next 18 months.

### Who is the target market of Hubworks?

Regional B2B and B2C SME entrepreneurs, along with some of the UK's biggest national brands, including national Tier 1 engineering consultancies and more. Occupiers tend to be expanding companies that need both improved image and infrastructure - from fitters, contractors and e-commerce businesses, through to professional service providers, manufacturers and product or service distributors.

### What are the expected completion dates of the new phases?

WF10. Castleford, Wakefield. Phase 1 complete & fully let. Phase 2, comprising of 10 Hubworks plus retail units, to be released Q4 2026 - with reservations now being taken.

LS10. Hunslet. Gibraltar Island Road, Hunslet, Leeds is expected to be completed by Q4 2026, with three other Hubworks developments across northeast England, awaiting planning permission and build commencement

### Property details

#### External features:

- 1,550 sq. ft across 2 floors
- 3rd party site management company
- Electric roller shutter door
- Estate CCTV
- First floor ~760 sq ft (office/stores - 2.5m height appx)
- Free onsite parking
- Free professional signage
- Ground floor ~850 sq ft (warehouse - 3.4m height appx)
- Perimeter fencing and lockable gates
- Visitor entrance

#### Internal features:

- Entrance hall
- Heating and air conditioning
- High speed fibre internet
- Infrastructure utilities area
- Kitchen
- Modern fittings
- Toilet (accessible)

#### Sustainable building features:

- Air sourced heat pumps (selected sites only)
- All brick
- Cycle storage
- EPC A rated
- EV car charging
- Insulated for heat, cool & sound proofing
- LED lighting
- Rooftop solar panels
- Slate roof
- Thermostatic heaters

### Tenure

Leasehold

### Service charges / ground rent

There's an annual service charge cost listed in the property brochure. This is for a dedicated 3rd party management company who oversees the Hubworks business unit, business park communal areas and facilities servicing. This includes:

- CCTV and security
- Keeping external spaces tidy and clean
- Maintenance
- Remedial Hubworks property structural fixes
- Snow clearance / gritting

### What are the selling points of Hubworks?

- Differentiation: A mix of premium two-storey office AND warehouse space all together in one place. Ready for tenants to use - however it best suits their business!
- Target Audience: Perfect for your new HQ or regional depot! B2b and B2c regional entrepreneurs plus national companies looking to expand with a regional hub
- Unique, Sustainable and Cost Saving: Each unit has an office and warehouse space, all brick, with a tiled roof and EPC A rated. A new build out-of-town design concept of two floors, two doors (electric roller shutter and separate visitor en-trance) under one solar panelled roof – instead of cold and outdated metal boxes or stuffy, tired, unsustainable offices with restricted spaces and pricey parking.

Hubworks are well located assets, located near strong transport links and just out of town for easy access attracting strong rental demands.

Hubworks are developed to help facilitate business growth or regional expansion, enabling local area job creation and supporting sustainability for small businesses. Easy access locations with free parking and free professional signage also make it desirable for growing enterprises.

There's a supply shortage of premium, sustainable new builds for SMEs. Hubworks is filling this gap. Designed to help tenants:

- Comply to ESG & evidence sustainability
- Look good - elevate their brand identity. Feel professional & prestigious - making their business look better than ever
- Expand their regional operations & business operations delivery
- Improve customer experience
- Keep their business safe & secure
- Make money. Making it easier for customers to buy from them
- Save money. Reduce storage & save on operational costs - free parking, delivery & loading areas
- Separate their work from home life

### Pricing & Financial Info

- Hubworks annual rental price variable depending upon development location.
- Affordable sq. ft. cost plus buildings insurance and 3rd party management company service charges
- Green Transition savings. Sustainable energy facilities for cost savings
- Agents' payment structure terms adhered to
- Incentives variable and negotiable dependent upon circumstances and location
- Portfolio sales and rental yields variable depending upon development

## Legal & Compliance Documents

### Title information

A solicitor will provide on request

### Planning permission & building regulations approval

All appropriate permissions and compliances have been adhered to, and will be available upon request

### EPC ratings

EPC A rated. Certificate copies available upon request

### Warranty provider (e.g., NHBC, LABC)

There is a 10-year insurance backed structural warranty in place for any structural build defects. Everything in your Hubworks is covered by a 1-year warranty from the first day of build completion (not from the day you sign a lease).

## Lease details

### How long can tenants lease a Hubwork unit for?

Between 3 to 10 years, to help tenants develop a strong business presence continuity, and allow their company to become well established in the area. Timeframes and break clauses can be negotiated with the Hubworks Estates Director.

### Reservation agreement & contract pack

Once a deal and the Heads of Terms are agreed, a draft lease will be developed on an individual basis. And provided to the tenant

### History, build & quality information

Since 2020, Mandale Group owner of Hubworks has been innovating and disrupting the UK commercial property market by setting new standards with a new concept design in premium quality, next generation industrial workspaces - micro-industrial units, and leading the way in sustainable, next-generation workspace design and build across 12 sites, with 6 in development.

Teesside based Mandale Group is the owner of the

Hubworks brand. Trusted by thousands of previous customers since 1986, Mandale Group is a multi-award-winning residential and commercial property developer, with a difference - they design, build and operate their properties (not many developers do that!)

Mandale Group find land, complete due diligence, comply to ESG, BNG and British build requirements, then construct to award winning standards, let properties as direct land-lords, and consider selling developments to investors.

Since 2020, Mandale Group has been developing, building, operating and improving contemporary new-build micro-industrial business units, now called Hubworks.

### Key Hubworks facts

Emerging as a market leader, a rare find, and one of the largest next-gen business units design, build and operators in England and Scotland. Hubworks facts:

- First to build over 220 micro-industrial units across the north of England since 2020
- One of the UK's largest SME next-gen business unit design, build and in-house operators. Since 2020, Mandale Group has been innovating and disrupting the UK commercial property market by setting new standards with a new concept design in premium quality, sustainable industrial workspaces - micro-industrial units and - leading the way in sustainable, next-generation workspace design and build
- A rare find. No other workspace brand delivers the same type of contemporary new-build micro-industrial business units - matching the same layout (professional office & downstairs warehouse ) high quality & sustainable specifications, footprint size and build volume, across the same locations. Unusual, different, innovative.
- Innovative concept A safe, out of town, contemporary new micro-build, with 2 floors of office facilities and a warehouse. Sustainable features for cost efficiencies, green transition and ESG evidence, EV points, free parking and free signage leading the way in sustainable, next-generation workspace design and build

### Mandale Group Facts

Operators of the Hubworks business parks

- £20m+ turnover. UK-based privately owned, private equity property company
- 40 years (Est. 1985) experience as a trusted building contractor and developer
- Multi-award-winning residential and commercial design and build business with a difference, we design, build AND operate their properties (not many developers do that!)
- 5 years (Est. 2020) of expertise in developing hybrid, micro-industrial business units –now called Hubworks
- 220+ contemporary new build 2-storey business units (under 2,000ftsq) built with:
  - Separate warehouse and individual offices over two floors, delivered across
  - 12 UK site locations Well located assets situated across the UK, with 88% occupancy rate (current long-term tenants) who are
  - Innovative entrepreneurs and forward-thinking business leaders from some of the UK's biggest national brands, national Tier 1 engineering consultancies, regional B2b specialists, along with some of the most innovative consumer-based business entrepreneurs and more. With 2026-2027 expansion plans for:
    - 96 Hubwork business units in construction over
    - 6 Hubworks sites across the England and Scotland

### Build materials & methods

- British built to UK new build regulations
- Cycle store (lockable)
- Energy efficiency features (solar panels, insulation, EV charging)
- EPC A rated.
- EV car charging
- Hubworks business unit assurances:
  - Insulated for warmth / keeping cool & sound proofing
  - LED lighting for reduced costs
  - Plant room with 3-phase electric, facilities metering
  - Renewable electricity. 1kWh rooftop solar panels, to reduce your electricity costs
  - Thermostatic heaters for reduced costs.

These facts can help you if you're submitting bids & tenders to evidence environmental advancements and support your ESG (Environmental, Social, and Governance) framework. Energy efficiencies can help you to save on your operational costs.

Each Hubworks business unit has a 10-year insurance backed (build defect) structural warranty. Hubworks green transition, sustainability is evidenced by:

- 750+rooftop solar panels installed
- Biodiversity net gain (BNG) – ecological surveys completed, viability assessed and rectified.
- British Built. Made in England. Green Transition, sustainable energy efficiencies for ESG evidence, cost savings & other technologies designed to reduce emissions
- Committed over £500,000 to BNG compliance and ecological standards.
- EPC A ratings
- ESG Compliances in build design (futureproofed assets for emissions reduction, water use, biodiversity net gain (BNG) and energy efficiencies)
- UK Building regulations compliant – with new build warranties
- Security. CCTV, perimeter fencing, locked gates, fire alarm. All sites managed and maintained by appointed 3rd party specialists, for security, operational, personal and business safety, and to maintain high-quality standards of entire business park. Secure by Design (SBD) – Police recommended design consultations implemented where required.

### Marketing Assets

- Professional photos / CGI renders
- Brochures
- Branding guidelines for the development

All available upon request

## Lettings Process Details

### Reservation procedure

Upon lease agreement, a tenant is required to sign acceptance and pay 1 month's rent

### Sales timeline expectations

1 to 8 weeks (variable)

### Contact person for queries

All agents to work with your Hubworks main contact – including Joe Darragh and Rob Harriman

### Viewing arrangements (on-site, virtual)

All agents to work with your Hubworks main contact – including Joe Darragh and Rob Harriman

### Availability schedule (what's sold, reserved, released)

Updates available upon request. Updated brochures are available online

### Agent-Specific Info

Commission structure - commissions are in line with national industry guidelines