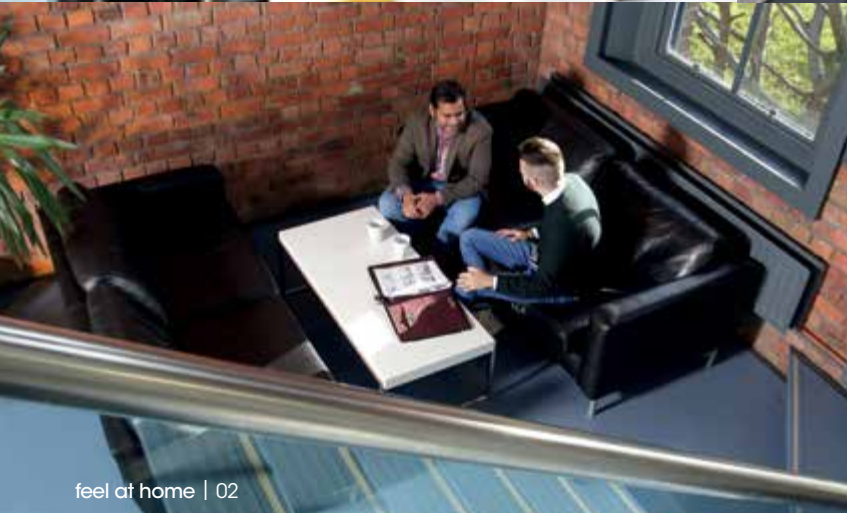


high tech, high spec workspace
you'll feel at home in
45,000 sq ft of space with personality



MALING EXCHANGE
HOULTS YARD

www.houltsyard.co.uk



“ Maling Exchange at Hoult's Yard provides super-connected workspace in a vibrant business village that's bursting with character and heritage.

We are releasing over 40 new units in this development – adding to the 90 customers already in the yard, working in a wide range of industries including tech, fashion, travel, media, energy and bioscience. Come and see what's on offer.

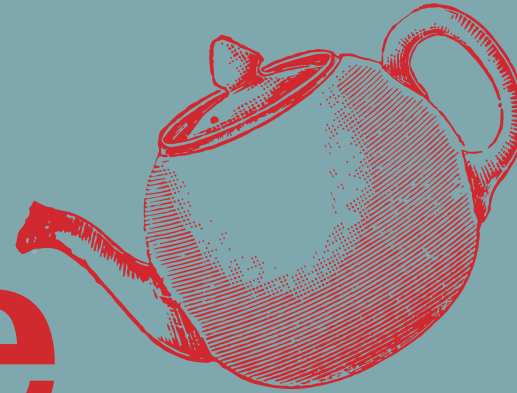
”



Charlie Hoult,
Managing Director



feel at home



Super-connected

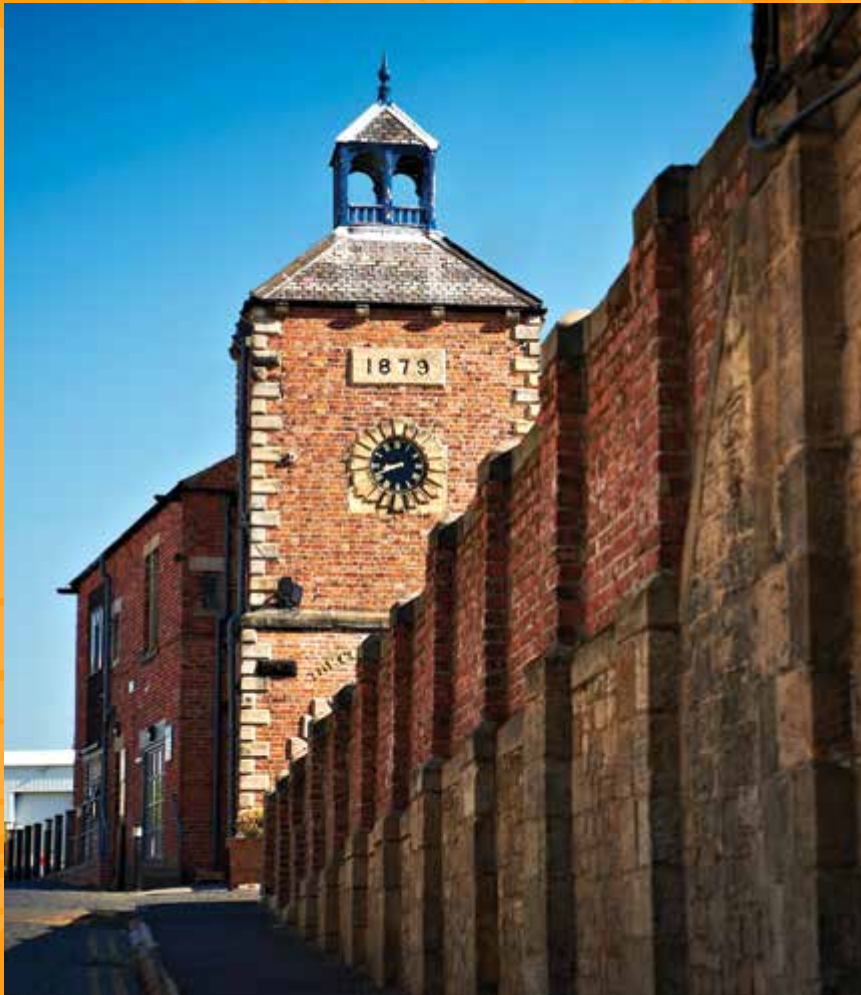
Maling Exchange is bursting with character – loft-style, bare brick, architectural features, street art and canny neighbours.

Our new reception provides a clear 'front door' to the yard – double-height atrium, concierge service, meeting suite and a short cut through to the offices beyond.

Maling Exchange also delivers the fastest broadband infrastructure in town with 1GB up/down fibre connections. That's why we are specifically targeting software, digital and creative firms to come here.

We're a family business, investing over £3.5m in the new development with support from the European Regional Development Fund. We think about long term value for our customers as well as regeneration with a bit of a 'wow!'





grow your
business

with solid back-up

The Hoult's team aren't remote landlords for Maling Exchange. We are on the doorstep - running the upgraded reception and the new systems. The cornerstone of our service remains: 24/7 security, on-site maintenance and extensive parking.

We've built a data centre, operating keyless access, call handling and site-wide comms - enabling small firms to operate efficiently with our back-up, whether answering phones, signing for deliveries or greeting your visitors.

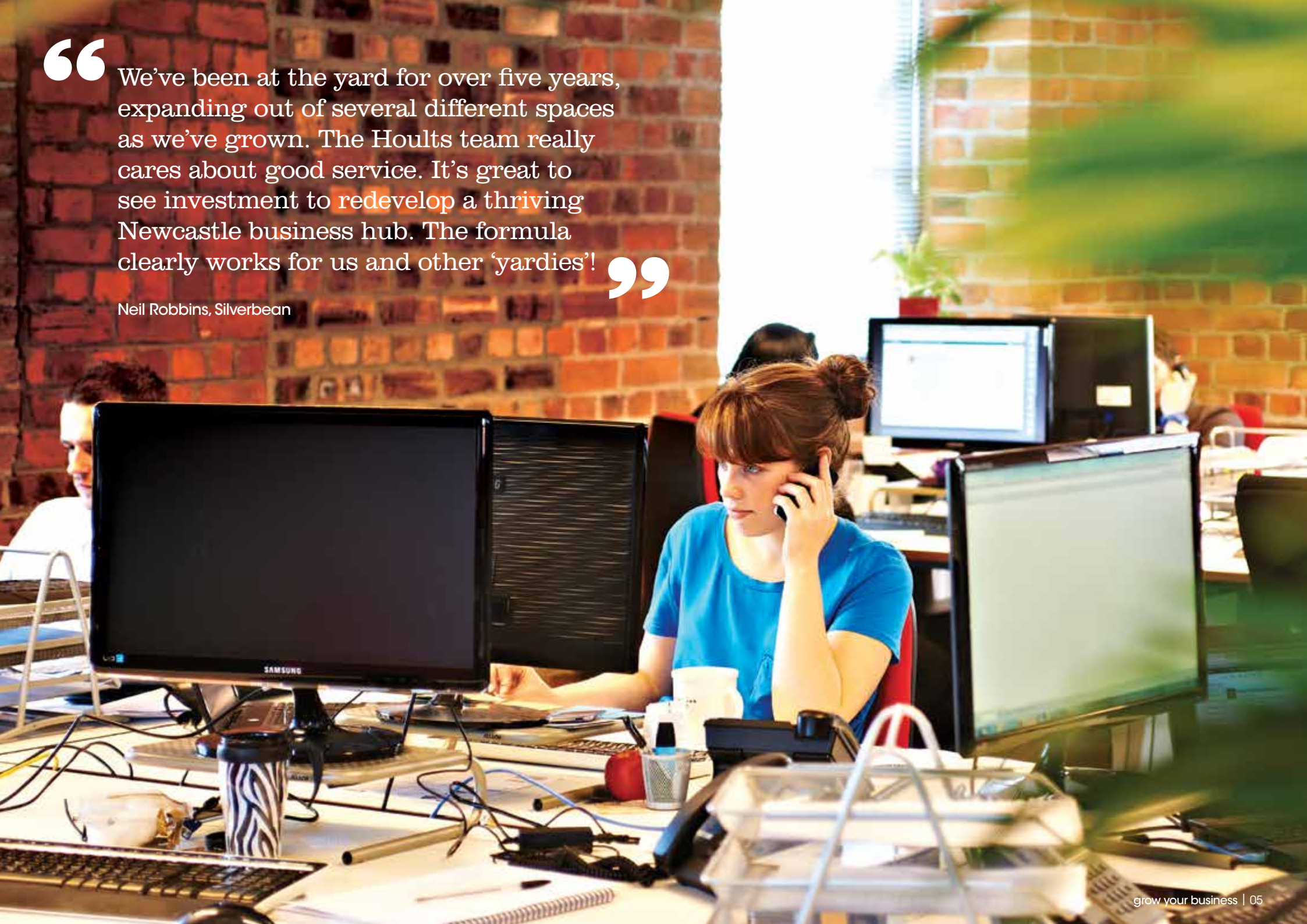


“ The yard has a great vibe. There's a community spirit because so many of the firms are networked and share common goals: creative, pioneering, not afraid of hard work. We feel we are putting our city on the map as a focus for firms with a strong story. ”

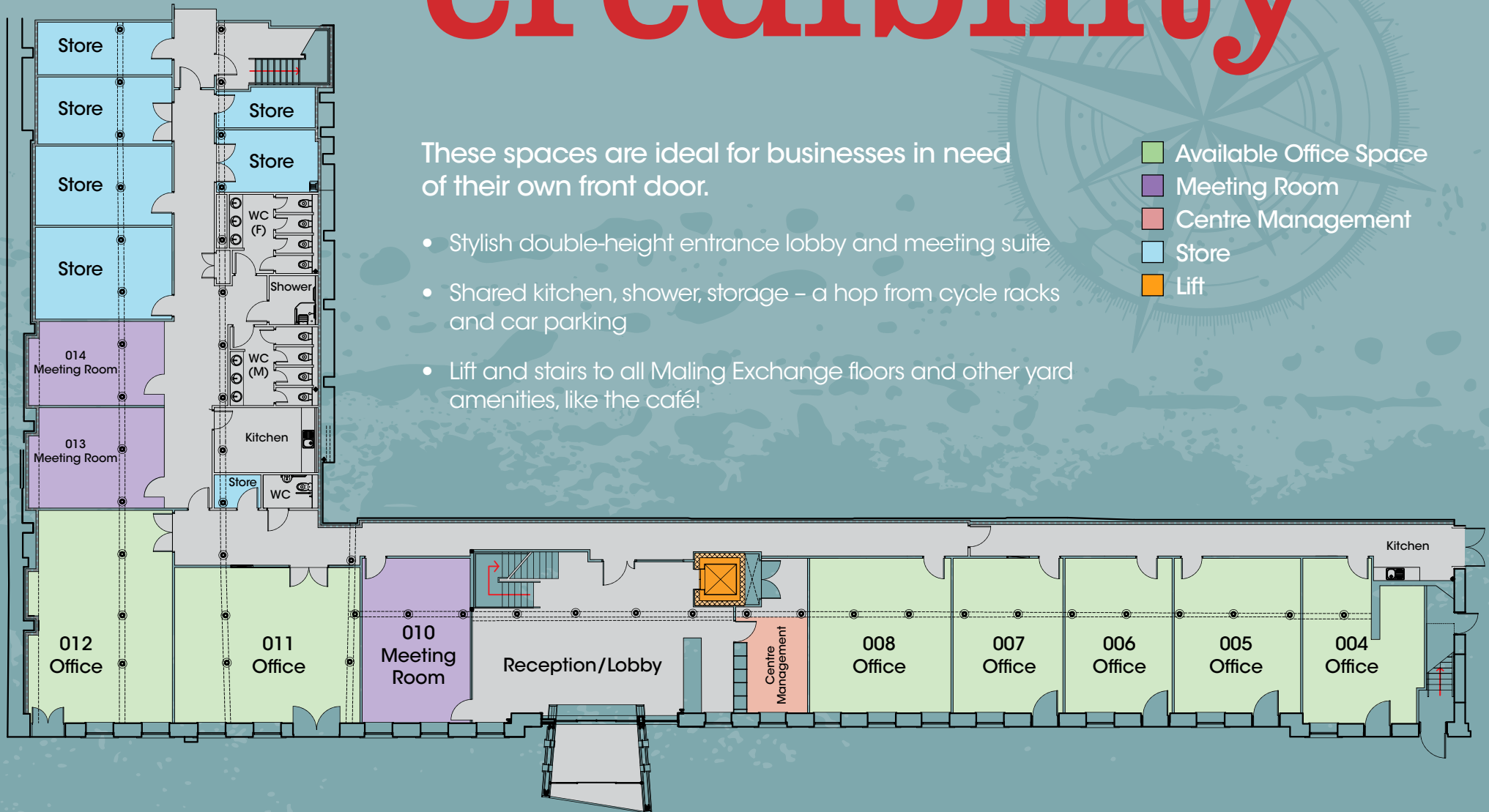
Barry Fox, R&B Group

“ We’ve been at the yard for over five years, expanding out of several different spaces as we’ve grown. The Hoult’s team really cares about good service. It’s great to see investment to redevelop a thriving Newcastle business hub. The formula clearly works for us and other ‘yardies’ ”

Neil Robbins, Silverbean



street credibility

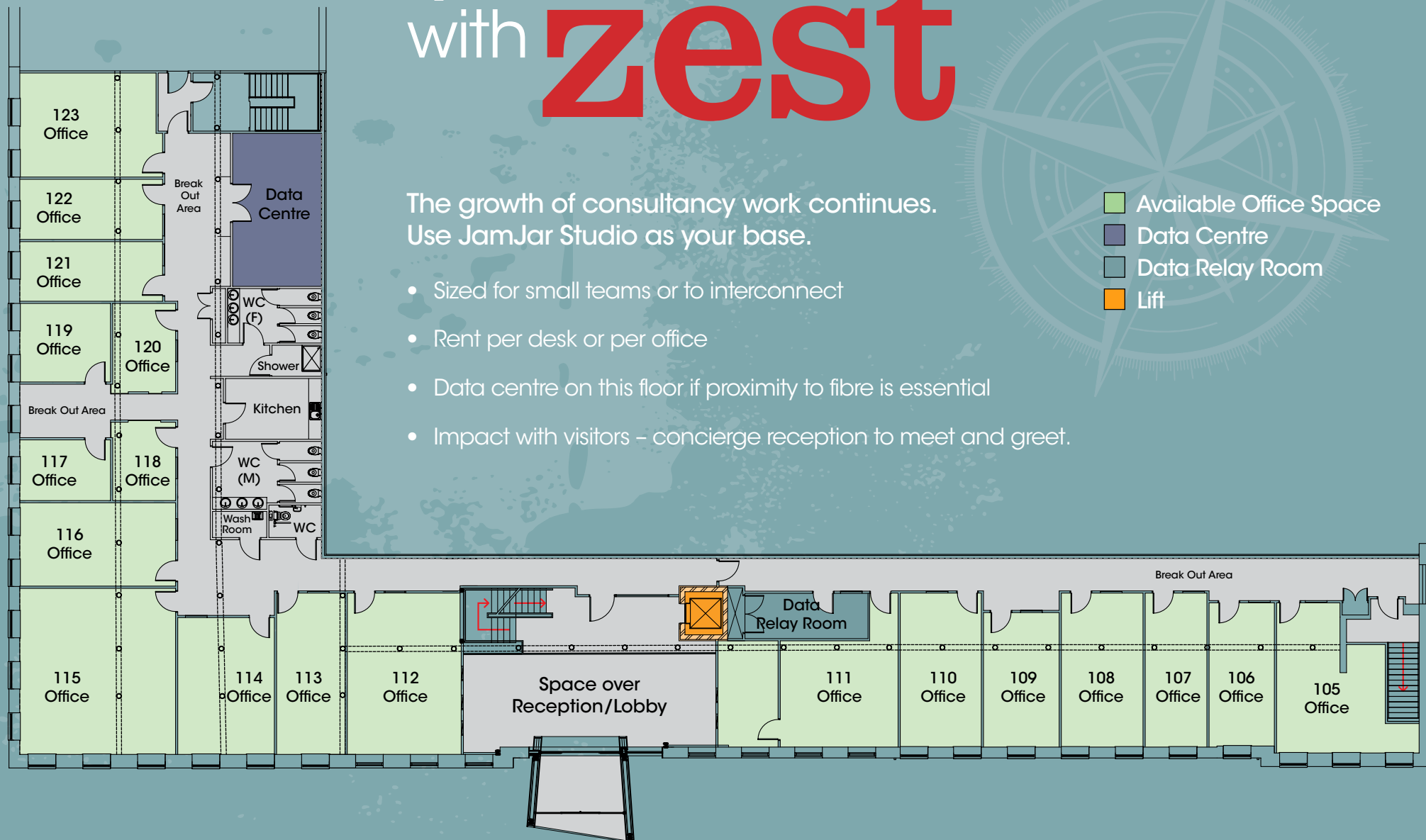


These spaces are ideal for businesses in need of their own front door.

- Stylish double-height entrance lobby and meeting suite
- Shared kitchen, shower, storage – a hop from cycle racks and car parking
- Lift and stairs to all Maling Exchange floors and other yard amenities, like the café!

- Available Office Space
- Meeting Room
- Centre Management
- Store
- Lift

packed with **zest**



The growth of consultancy work continues. Use JamJar Studio as your base.

- Sized for small teams or to interconnect
- Rent per desk or per office
- Data centre on this floor if proximity to fibre is essential
- Impact with visitors - concierge reception to meet and greet.

light and height

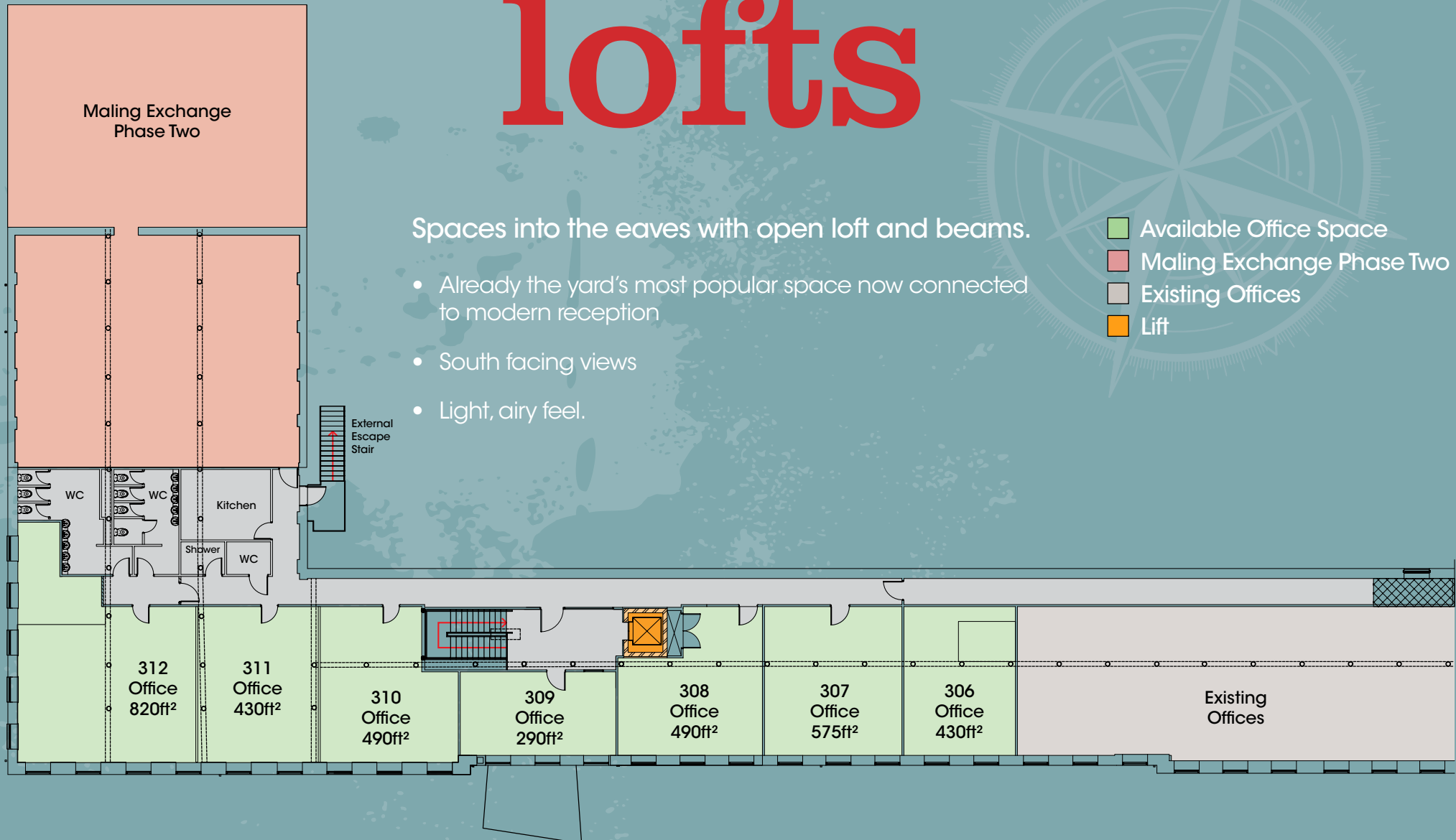


Spaces for mid-size businesses.

- Offices from 250 – 2,500 sq ft
- Super-high ceilings with south facing views
- Access to the back car park at this level
- Room for further expansion.

- Available Office Space
- Existing Offices
- Lift

proper lofts



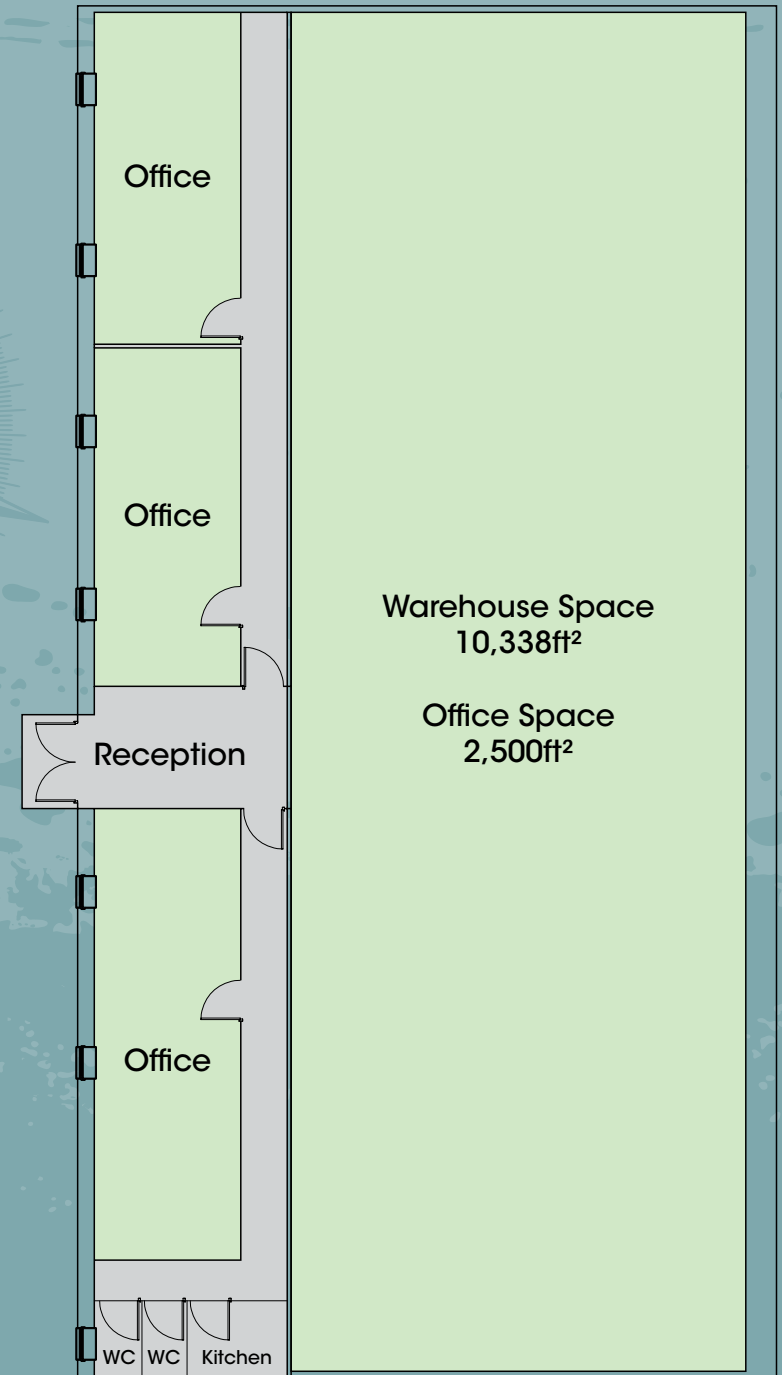
Spaces into the eaves with open loft and beams.

- Already the yard's most popular space now connected to modern reception
- South facing views
- Light, airy feel.

spacious stables

Redeveloped industrial space with offices overlooking new courtyard area.

- Warehouse could convert to offices, laboratories, assembly line or secure distribution centre
- Rare chance to secure premises so close to city centre
- South-facing, light and bright
- May subdivide offices for different tenants.



make your mark at Maling Exchange

Maling Exchange is a major upgrade to services at Hoult's Yard – making the most of our site staffing, economies of scale and buying power. So our customers get more for their money than at smaller business centres.

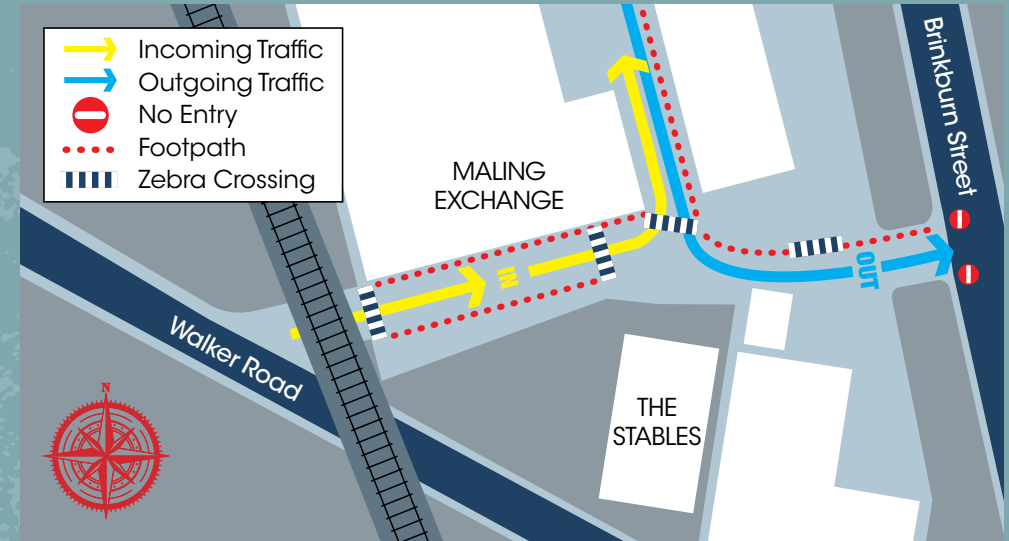
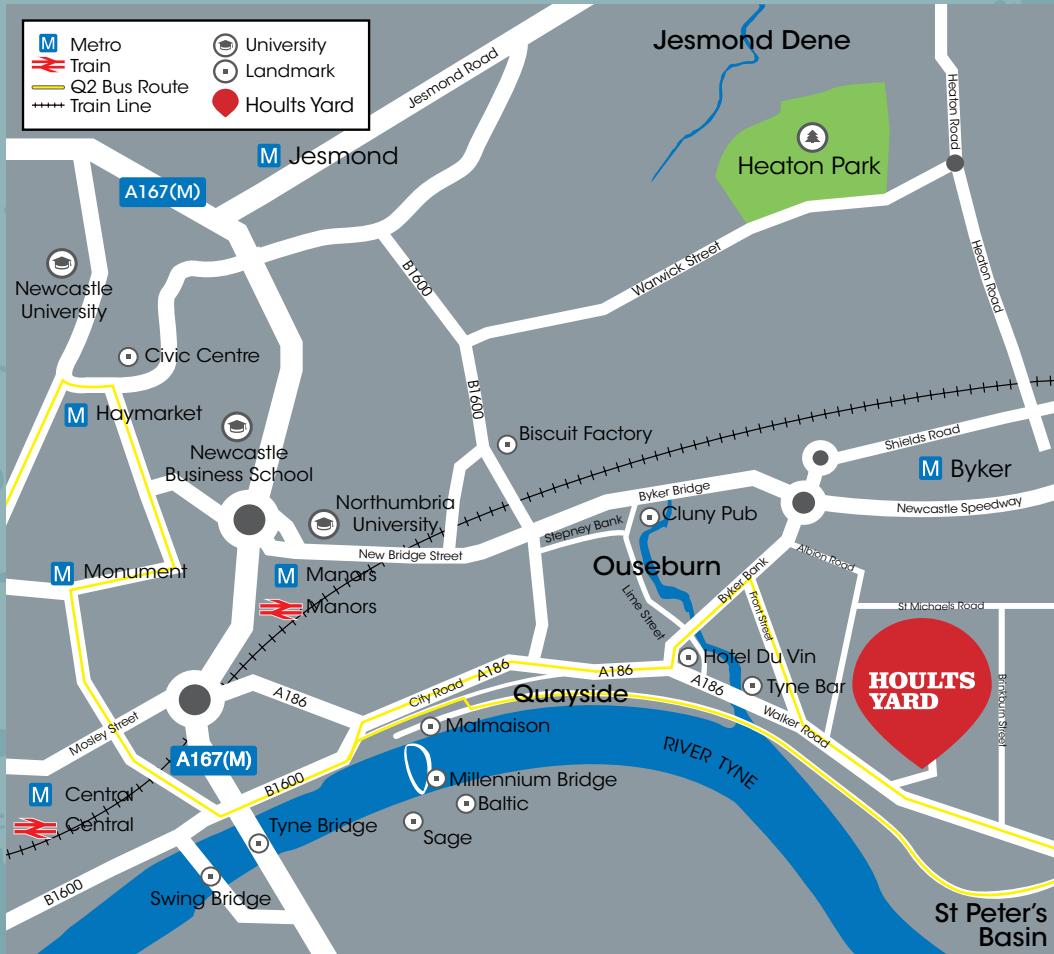
Benefits of Maling Exchange

- Concierge, reception and answering service
- 1GB up/down fibre optic broadband
- Parking for 350+ cars
- Insurance and heating included
- 24/7/365 security and CCTV
- Instant phone connection
- Meeting rooms and exhibition space
- Kitchen and showers on every floor
- Full broadband backup
- Major on-site data centre
- Wi-fi available everywhere
- On-site café and catering
- On-site building maintenance team
- Tech support packages



The information contained in this brochure is for guidance only. Features and dimensions may well vary over the period of development. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991. This information does not constitute a contract, part of a contract or a warranty. All details correct at time of going to press. Some of the images contained within this brochure are taken from other buildings within Hoult's Yard.

How to find Hoult's Yard



Getting to Hoult's Yard

Car/Taxi: Hoult's Yard is just 10 minutes from Newcastle Central Station or only 22 minutes from the airport.

Metro: Byker Metro Station is a 10 minute journey from central station and 40 minutes from the airport. Byker Metro Station is a gentle 12 minute walk to Hoult's Yard.

Bus: Take the Q2 Bus from Monument to get to Hoult's Yard within 20 minutes.



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



Feel good about your workspace

To arrange a viewing, call Julie Kemp
now on **0191 265 4282**

julie@houltseyard.co.uk www.houltseyard.co.uk

Hoult's Ltd, Hoult's Yard, Walker Road, Newcastle upon Tyne NE6 2HL

