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## Flexible workspace available at HyHubs

December 2025

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HyHubs is a collection of business centres that provide flexible workspace solutions. Our services include:

- Private serviced offices
- Large office space requirements
- Industrial spaces
- Coworking and day passes
- Meeting rooms
- Event space
- Virtual offices

Each of our locations are unique and could be the perfect place for you to grow your business.

**Our locations**

Hoults Yard, located on Walker Road, NE6

Haylofts, located on St Thomas Street, NE1

Blackfriars Court, located on Dispensary Lane, NE1

Hypoint, located on Saltmeadows Road, NE8

To book a tour, contact us on 0191 607 0200



# Say "Hi" to HyHubs



# Workspace Reimagined

HyHubs is a collection of business centres that promote community, collaboration and coworking across the North East.



Haylofts was in the past, the stables for Newcastle Breweries, built circa 1840. 21 furnished offices run around a cobbled courtyard with lofts upstairs.

Haylofts is super central with easy transport links via Haymarket Metro and bus stations plus we have showers for cyclists. Our location offers quick access to Eldon Square and Northumberland Street shopping centres, Leazes Park, the RVI and Newcastle University.



## HOULTS Yard

Hoult's Yard is a large site with buildings aptly named Kiln, Old Forge, Pattern Shop and Teapots providing office space, industrial workspace and much more. Newcastle's only Business Village thrives with an eclectic mix of industries, from doughnut shops, indoor crazy golf, to wealth managers and recruitment agents – Hoult's Yard is the ideal place to grow your business in a collaborative atmosphere.



## Hypoint

Hypoint is located at the former Gear House on Saltmeadows Road, Gateshead, a busy commercial artery connecting the region's key business districts and cultural venues and is adjacent to projects like Arena 2, Proto, and Northern Design Centre. There's easy access to Sunderland and South Shields, the A19, Team Valley and the A1, but it's also just a hop over the Swing Bridge to NE1.

20,000sq ft of offices and industrial spaces are spread across three floors, as well as 90 parking spaces. Hypoint was our first Hoult's Yard hub and is home to a brilliant mix of clients including software developers, artists, property experts, health care providers and many more!



Walker Road  
Byker  
Newcastle upon Tyne NE6  
2HL

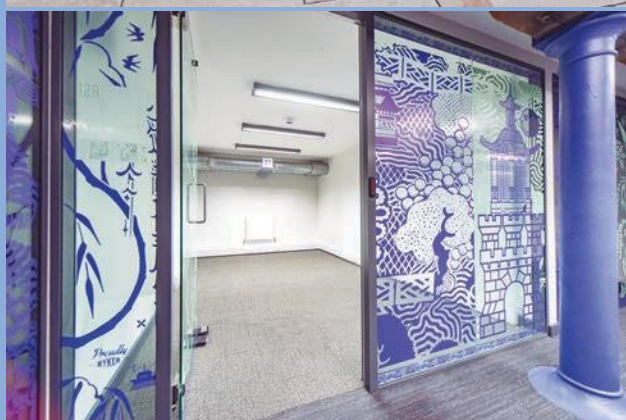
 Q3 Quaylink - Walker Road

- Meeting rooms
- Onsite parking
- EV charging points
- Bike store
- Onsite café
- Dog friendly

What's included in your rent  
Our serviced workspaces include:

- 24/7 access
- Building insurance
- Provision of fibre optic cabling
- 24/7 onsite security
- Cleaning of communal areas
- External repairs
- Maintenance

Hoult's Yard is Newcastle's coolest place to work. A collection of private serviced office space, workshops, studios, meeting rooms, and industrial units spread across six buildings and 10,000 acres of land. Hoult's Yard isn't just a great place to work, it's also a destination to enjoy delicious food, be pampered, exercise, taste locally brewed beers, and play crazy golf.



Virtual office services are available for Hoult's Yard, at a charge of £20+VAT per month

**HOULT'S** Yard

# Hoult's Yard

Ask about our offers.

# Maling Exchange



Studio	Size (sq ft)	Desks	Cost PCM (ex VAT)	Available
Ground Floor				
001	775	15	£1,744	Now
Light industrial / workshop				
Studio 002 has its own internal meeting room				
008	356	7	£1,040	January 2026

Studio	Size (sq ft)	Desks	Cost PCM (ex VAT)	Available
1 <sup>st</sup> Floor				
103	427	8	£1,245	Now
104	307	6	£895	Now
116	302	6	£880	Now
120	140	2-3	£400 all inclusive	February 2026
121	323	6	£860	Now
123 <i>Show office</i>	269	5	£785	Now
127	280	5	£815	Now
2 <sup>nd</sup> Floor				
211 <i>Show office</i>	259	5	£690 all inclusive	Now
208	400	8	£1,165	Now
209	517	10	£1,510	Now
3 <sup>rd</sup> Floor				
301	987	10	£2880	February 2026
302	380	7	£1,110	Now
307	600	12	£1,750	January 2026
308	485	10	£1,415	Now
312	1,244	24	£3,630	Now



## The Kiln

Studio	Size (sq ft)	Desks	Cost PCM (ex VAT)	Available
<b>Ground Floor</b>				
4	2,279	40	£6,645	Now
This ground floor office space benefits from its own front door and kitchen area.				
<b>1<sup>st</sup> Floor</b>				
7 & 8	1,184	23	£3,455	Now
This office includes a private, internal meeting room				
17	434	8	£1,265	Now
18	448	9	£1,305	Now
19	349	7	£1,020	Now
20	448	8	£1,305	Now

## Teapot Studios



Studio	Size (sq ft)	Desks	Cost PCM (ex VAT)	Available
1	810	16	£2,365	December 2025
3	1150	23	£3,354	Now
5	820	16	£2,392	Now
6	370	7	£1,079	Now
7	406	8	£1,184	Now
8	152	2	£375 (all inclusive)	February 2026





# Around The Yard

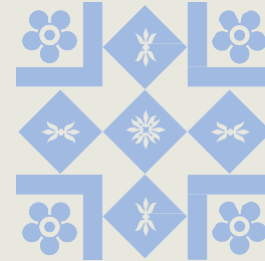
Studio	Size (sq ft)	Desks	Cost PCM (ex VAT)	Available
<b>Jam Jar Studios</b>				
Jam Jar Studio 1	1409	28	£4,110	Now
Jam Jar Studio 6	365	7	£820 all inclusive	Now
Jam Jar Studio 7	897	20	£2,060 all inclusive	Now
Jam Jar Studio 9	260	5	£600 all inclusive	Now
<b>Old Forge Studios</b>				
Old Forge Studio 1	309	6	£905	February 2026
Old Forge Studio 9 <i>Light industrial</i>	1,264	25	£2,844	Now
Old Forge Studio 10	847	17	£2,475	Now
<b>Self-contained Spaces</b>				
The Boilerhouse	3,132	40	£9,135	TBC



# Industrial & Studio Spaces

Studio	Size (sq ft)	Desks	Cost PCM (ex VAT)	Available
<b>Light Industrial</b>				
Farnons F/07	420	N/A	£463	Now
Pattern Shop 004	250	N/A	£479	November
Pattern Shop – Theo Office	100	N/A	£271	January 2026
Brinkburn unit 1	1,933	N/A	£1,691	June 2026
Brinkburn unit 2	2,170	N/A	£1,899	June 2026
The Brink Unit 1A	1,862	N/A	£1,629	June 2026
The Brink Unit 2A	3,929	N/A	£3,438	June 2026

Offers available for pre-lets!



## The Boilerhouse

HyHubs presents our latest workspace development - **The Boilerhouse**.

Situated at Hoult's Yard, The Boilerhouse is a self-contained, high-specification office with space for up to 40 desks.

Inside an historic pottery factory, the newly refurbished space will include, private kitchen facilities, toilets, showers, and its own internal meeting room.

- 3,132 sqft
- Your own front door
- Minimum EPC B rated
- 24/7 access & onsite security
- Access to high-speed internet, with latest Wi-Fi 6E
- Ample parking with six spaces included
- EV charging stations onsite
- Fantastic local amenities



# Additional services available

## High Spec, Fibre Optic Broadband Costs (ex VAT)

Package	Cost PCM	Set-up fee	Mbps (up to speeds)
Basic	£48	£60	30Mb - 30:1
Bronze	£78	£150	40mb – 10:1
Silver	£96	£200	50mb – 10:1
Gold	£180	£250	50mb – 5:1
Platinum	£300	£250	100mb – 5:1

## Call Package Costs (ex VAT)

Package	Cost per handset	Set-up fee	Inclusive minutes	Cost per minute (thereafter landline/mobile)
Standard	£23.95	£19.95	0	1.5ppm/6ppm
Bronze	£37.70	£19.95	500	1.5ppm/6ppm
Silver	£48.95	£19.95	1000	1.5ppm/6ppm
Gold	£123.95	£19.95	2500	1.5ppm/6ppm
Platinum	£254	£250	100mb – 5:1	

## Parking (ex VAT)

	Cost PCM	Parking time
Permit	£50.00	Unlimited
Visitor subscription	£29.95	4 hours per day

## Cleaning (ex VAT)

	Cost	Frequency
Standard clean	£30.00	1 per week
Premium clean	POA	Booked on req.

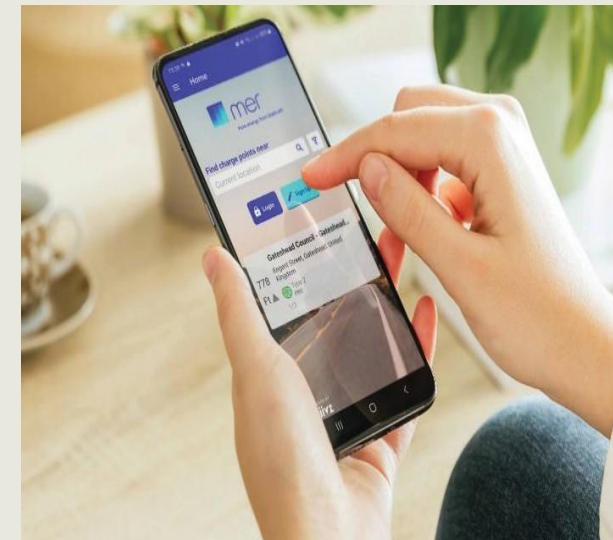
# EV charging at Hoults Yard

We have 12 electric charging stations available at Hoults Yard.

Each has Type 2 connection and charges £0.50/kwh.

All you need to use these chargers is the Mer app.

Those using the electric chargers can claim free parking by visiting reception.





Ask about  
our offers!



Haylofts was in the past, the stables for Newcastle Breweries, built circa 1840. 21 furnished offices run around a cobbled courtyard with lofts upstairs. Occupants of Haylofts can enjoy a unique work environment, free bean-to-cup coffee and access to great breakout spaces and meeting rooms.

Haylofts is super central with easy transport links via Haymarket Metro and bus stations plus we have showers for cyclists. Our location offers quick access to Eldon Square and Northumberland Street shopping centres, Leazes Park, RVI and Newcastle University.

# Haylofts

St Thomas Street  
Haymarket Newcastle  
upon Tyne NE1 4LE



- Meeting rooms
- Kitchen with hot & cold drinks
- Showers
- Natural light
- Dog friendly

### What's included in your rent

Our serviced workspaces include:

Furniture

Building insurance

Electricity

Central heating

Super-fast broadband

Service charge

Cleaning of communal areas

Maintenance of communal areas





# Haylofts



Studio	Desks	Cost PCM (ex VAT)	Available
<b>Ground Floor</b>			
009	8	£2,000	Now
011	7	£1,750	December 2025
<b>Lofts 101</b>			
	8	From £50	Coworking Lounge

## What's included in your rent at Haylofts

- Furniture
- Building insurance
- Electricity
- Central heating
- Super-fast broadband
- Service charge
- Cleaning of communal areas
- Maintenance of communal areas



## Coworking and Day Passes at Haylofts

Membership	Price (ex VAT)
Day Pass	£50 per day
5 days per month	£125 pcm
10 days per month	£200 pcm
Unlimited access	£350 pcm

To book or make an enquiry contact us on 0191 607 0200 or [hi@hyhubs.com](mailto:hi@hyhubs.com)

## Blackfriars Court, Dispensary Lane, NE1 4XB

Blackfriars Court self-contained Newcastle City Centre within the historic Blackfriars area. This central location is adjacent to The Gate complex and Chinatown and within walking distance of St James' Metro Station and Newcastle Central Railway Station providing access to the east coast, Newcastle International Airport and Sunderland City Centre. A little different from our other locations, Blackfriars Court is perfect for those seeking their own, self-contained space.

Incentives available!



Studio	Size	Desk	Cost PCM (ex VAT)	Available
<b>Blackfriars Court</b>				
1 <sup>st</sup> Floor Unit 1	998	20	£1,248	Now
1st Floor Unit 2	998	20	£1,248	Now
Unit 3	2472	50	£3,090	Feb 2026





Ask about  
our offers!




Hypoint is our hub in the Baltic Quarter, located on Saltmeadows Road in Gateshead it has ample onsite parking, offers 24/7 access, and is currently receiving a number of upgrades. Breakout spaces are being updated, offices refurbished, and facilities improved.

Please ask us about our current introductory offers for new businesses!

Hypoint

**Hypoint**

Saltmeadows Road  
Gateshead  
NE8 3AH

 Loop 93 - Saltmeadows Road

- Meeting room
- Kitchens
- Shower
- Accessible lift
- Dog friendly

What's included in your rent  
Our serviced workspaces include:

- Electricity
- Central heating
- Building insurance
- CCTV and on-call security
- Provision of super-fast broadband
- Service charge
- Cleaning of communal areas
- Maintenance of communal areas



Studio	Size (sq ft)	Desks	Cost PCM (ex VAT)	Available
<b>Ground Floor</b>				
010	192	Workshop	£352	Now
012	208	Workshop	£352	Now
014	327	6	£655	Now
<b>1<sup>st</sup> Floor</b>				
Studio 102/103	300	5	£600	6 weeks
Studio 117	97	1	£220	Now
Studio 119	388	7	£873	Now
Studio 124	267	5	£601	Feb 2026
Studio 125	94	1	£212	Feb 2026
<b>2<sup>nd</sup> Floor</b>				
Studio 203	125	1	£250	6 weeks
Studio 214	274	5	£550	6 weeks
Studio 216	154	3	£310	6 weeks
Studio 217	153	3	£310	Now
Studio 219	195	4	£440	Now
Studio 220	230	4	£518	Now
Studio 222	106	2	£240	Now
Studio 223	205	4	£462	Now
Studio 227	283	5	£637	Now
Studio 228	100	1	£225	Feb 2026

## Additional services

### Broadband Package Costs (ex VAT)

Package	Cost PCM	Set-up fee	Mbps (up to speeds)
<b>Basic</b>	£48	£60	30Mb - 30:1
<b>Bronze</b>	£78	£150	40mb - 10:1
<b>Silver</b>	£96	£200	50mb - 10:1
<b>Gold</b>	£180	£250	50mb - 5:1
<b>Platinum</b>	£300	£250	100mb - 5:1

### Call Package Costs (ex VAT)

Package	Cost per handset	Set-up fee	Inclusive minutes	Cost per minute (thereafter landline/mobile)
<b>Standard</b>	£23.95	£19.95	0	1.5ppm/6ppm
<b>Silver</b>	£37.70	£19.95	500	1.5ppm/6ppm
<b>Gold</b>	£48.95	£19.95	1000	1.5ppm/6ppm
<b>Platinum</b>	£123.95	£19.95	2500	1.5ppm/6ppm

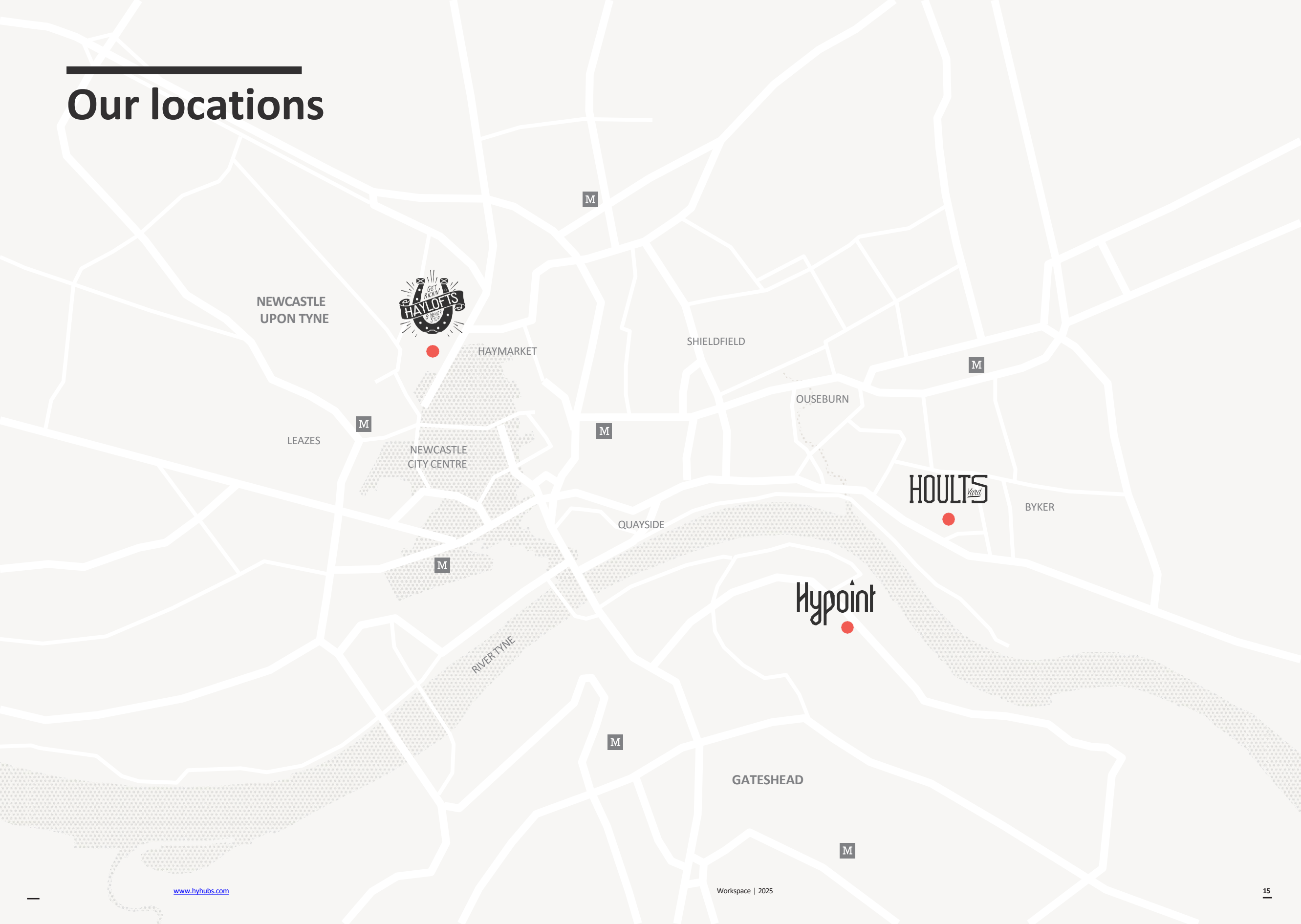
### Parking (ex VAT)

	Cost PCM	Parking time
<b>Permit</b>	£25.00	Unlimited

### Cleaning (ex VAT)

	Cost	Frequency
<b>Standard clean</b>	£30.00	1 per week
<b>Premium clean</b>	POA	Booked on req.

# Our locations



NEWCASTLE  
UPON TYNE



HAYMARKET

SHIELDFIELD

LEAZES

NEWCASTLE  
CITY CENTRE

OUSEBURN

HOULT'S  
*Yard*

BYKER

QUAYSIDE

Hypoint

RIVER TYNE

GATESHEAD

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email: [hi@hyhubs.com](mailto:hi@hyhubs.com)

[www.hyhubs.com](http://www.hyhubs.com)



## HYHUBS

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## WORKSPACE REIMAGINED