

6
Months
FREE
Rent

SWANS

Centre for Innovation

Soft Landing Programme



07855 851925

business@northtyneside.gov.uk

www.swansoffshore.co.uk/cfi

@InvestNorthTyne

INTRODUCTION

North Tyneside and the River Tyne are home to a number of valuable industrial sites for river related activities with extensive river-front access and a deep water port. The area currently sustains a broad range of manufacturing, research and development, advanced manufacturing and general industrial uses supporting the marine, offshore renewable and oil and gas sectors.

Benefits of North Tyneside Include:

- World renowned skills base due to its strong history of offshore and marine engineering
- Regional Grant Funding available
- Two Enterprise Zone sites
- Lower salary levels than other parts of the UK
- Excellent staff retention rates

All together this adds up to a very attractive place to expand or locate a business.

Soft Landing Programme

If your business is currently based outside the North East and is looking to explore the viability of the region, Invest North Tyneside would like to provide you with a fantastic opportunity to test the market FREE of charge, on a no obligation basis.

Office Space

FREE office space will be provided in newly renovated, flexible, serviced accommodation. The Swans Centre for Innovation is ideal for companies connected to the advanced engineering, sub-sea, marine, oil, gas or offshore renewable energy sectors.

Key features include:

- Riverside location
- Access to an established supply chain of oil and gas and renewable energy businesses
- Space for expansion as your business grows
- Immediate IT and telephone connections
- Fully-staffed reception
- Kitchen facilities
- Free car parking
- 24-hour access
- Service charge for utilities*
- Admin/secretarial back-up*
- Personal telephone answering service*
- Meeting rooms*

* Additional charges



Availability and Duration of Rent Free Periods

Suite	Area Sq m	Price per month (exc VAT)	Suite	Area Sq m	Price per month (exc VAT)
1.04	18.45	£271	2.04	18.43	£270
1.05	18.36	£269	2.05	108.84	£1,596
1.07	43.52	£638	2.06	71.85	£1,054
1.08	41.73	£612	2.07	72.1	£1,057
1.10-1.11	92.32	£1,354	3.01-3.06	402.75	£5,907
1.13	42.13	£618	4.01	29.67	£435
2.01	17.77	£261	4.02	46.48	£682
2.02	18.09	£265	4.03	47.66	£699
2.03	18.04	£265	4.04	70.91	£1,040

- Each of these offices will be provided **rent free for a period of 6 months**.
- Offered on an easy-in, easy-out basis with one month's notice or a longer term lease
- Service charges include: utilities, security, receptionist and internet provision and 24/7 access



Current Occupiers

Businesses already benefitting from being based in the CFI are: ALE Heavylift, Rever Offshore, GAC Services (UK), Swan Hunter NE, Client Inspection Services and Industrial & Marine Hydraulics.

Additional Support

Invest North Tyneside has also joined forces with a range of private sector service providers to offer an inclusive package of support to aid your company's transition into the region including:

Recruitment Services

NRG and Ions Talent will provide discounted fees and free advice from a sector based recruitment specialist. North Tyneside Council will coordinate public sector support

and provide advice on employer and individual grants including apprenticeship bursaries.

Legal Services

Weightmans and Ward Hadaway will provide discounted legal services and guidance on a range of business issues.

Accountancy Services

Tait Walker and RMT will provide free consultation, a review of tax reliefs and signposting to other sources of grant funding.

Accommodation

Village Hotel Newcastle and Properties Unique will provide discounted hotel and serviced apartment rates.

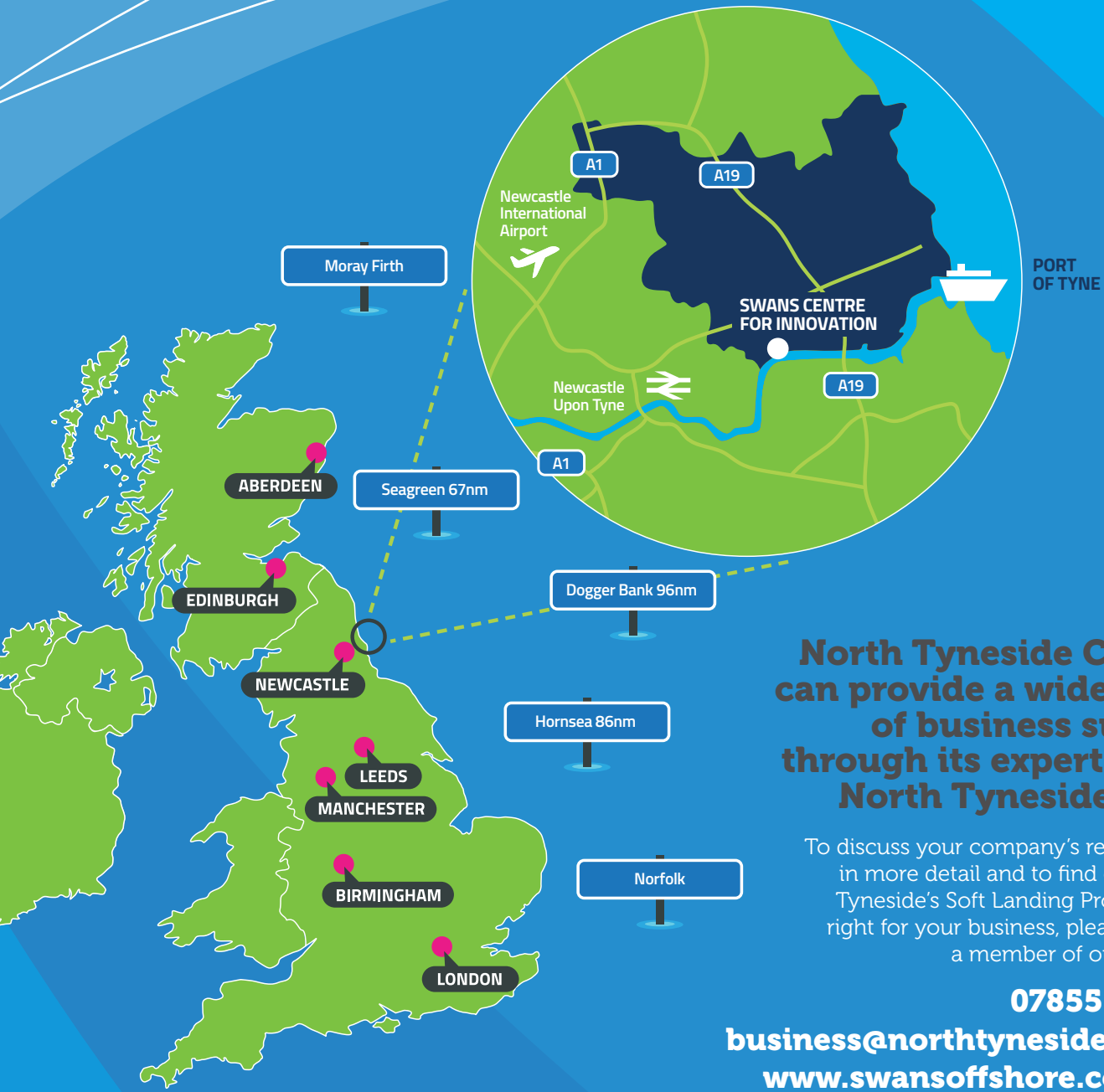
Further Information

Invest North Tyneside will provide free one-to-one mentoring from a dedicated business advisor who can arrange access to relevant specialist help and support including:

- Research, intelligence and statistics
- Recruitment guidance and support
- Relocation assistance
- Property solutions
- Tailored advice on finance, grants and incentives
- Assistance identifying local supply chain partners
- Marketing and PR support
- Links to appropriate support organisations and trade bodies

Please note that eligibility for the Soft Landing Programme is determined on a client by client basis and certain acceptance criteria may apply to access some or all of the services detailed. Invest North Tyneside reserves the right to withdraw this offer once capacity is reached.





**North Tyneside Council
can provide a wide range
of business support
through its expert Invest
North Tyneside team.**

To discuss your company's requirements in more detail and to find out if North Tyneside's Soft Landing Programme is right for your business, please speak to a member of our team on:

07855 851925
business@northtyneside.gov.uk
www.swansoffshore.co.uk/cfi
@investnorthtyne



Swans Centre for Innovation
 Station Road
 Wallsend
 North Tyneside
 NE28 6HJ