



NORTH EAST ENGLAND SOFT LANDING PACKAGE



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NE North East
Combined
Authority

NORTH EAST ENGLAND WORKS

investnortheastengland.co.uk

Soft landing in North East England

No one understands North East England better than our highly experienced team and partners. Using our knowledge and networks, we are best placed to assist your relocation to the region, ensuring a smooth transition.

Invest North East England is the strategic inward investment agency for the North East Combined Authority.

Working alongside our Local Authority partners and private sector service providers, we have developed an extensive package of support to assist businesses locating in the North East.

Partners can provide free or subsidised managed office accommodation while you establish your business.

Invest North East England can also make introductions to a range of professional service providers who can offer a bespoke package of support to help with your legal, financial, and recruitment requirements.



How we can support

Funding and investment support

Access tailored funding solutions: from inward investment grant funding, business support, and a range of flexible equity, debt or mezzanine funding packages – from £150,000 to £2 million.

Flexible workspace solutions

Work from a subsidised co-working space for an agreed period of time with easy in/out terms.

Market intelligence

Gain valuable insights into the regional ecosystem, including data on employment, skills and costs. We'll provide data and analysis to inform your business decisions.

Mentorship

Local authorities and business support organisations can pair you with experienced advisers and entrepreneurs who will share their knowledge and insights.

Access to events

Network with investors, potential partners, and key stakeholders at industry events and workshops.

Networking opportunities

We will connect you with local businesses, industry leaders, academic institutions, and potential partners.

Talent acquisition support

Find the skilled tech professionals you need through connections with local authorities, universities, and recruitment agencies.

Business aftercare

We will connect you to your local authority business support team, who will provide ongoing resources and assistance to ensure your long-term success.



Serviced office space

To support your expansion into the region, there are a number of office accommodation options, including:



Virtual tenancy

All the benefits of a smart address for your business without a commitment to a physical presence. This typically includes a registered business address in a central location, free access to hot desking spaces, flexible terms, and access to discounted rates on meeting rooms.



Dedicated desk space

Rent a dedicated desk in a shared office space and enjoy the best of both worlds. You'll have your own exclusive desk, but with the opportunity to connect with people in a vibrant coworking community. This typically includes a registered business address, secured storage locker, free access to break-out areas, flexible terms, and access to discounted rates on meeting rooms.



Office options

A range of excellent office accommodation is available across the region, offering the perfect spaces for any size of team. Fully serviced, these flexible, fully-customisable office rentals are available by the hour, day, or as long as you need. This typically includes a registered business address, internal post-box, reception, cleaning, utilities and security, and access to discounted rates on meeting rooms.

PROPERTY OPTIONS

The Floe, Newcastle upon Tyne

The Floe is a unique coworking hub at The Stamp Exchange; a newly refurbished office space with a laid back, comfortable and modern atmosphere in the heart of Newcastle upon Tyne. Offering a range of membership options – from hot desking to private offices – the high growth start-ups and scale-ups based at The Floe benefit from high-speed internet and high-quality equipment; giving employees the benefits of remote work within a structured, professional setting.

Location

Located just two minutes walk from Newcastle Central Station, The Floe offers seamless access to both local and national transport links. The space is perfectly positioned for quick access to the vibrant shops, bars, and restaurants of the city centre and quayside areas.

Size

Suitable for 1-35 people.

Cost

From £275 per desk, per month.

Soft landing offer

The first month is free when you sign up to a hot desking membership or private office space – saving up to £2,750.



The Stamp Exchange

Westgate Road, Newcastle Upon Tyne, NE1 1SA

Northern Design Centre, Gateshead

A modern, purpose built serviced office, the Northern Design Centre sits within a science park location ([Baltic Quarter | UKSPA](#)). Fully equipped and ready to use studios reduce downtime and set up costs. The monthly, all-inclusive fees allow occupiers to budget and focus on running their core business. The building offers a fully staffed reception, access to kitchens and chill out areas, cleaning and maintenance services, meeting rooms, and networking spaces. Businesses can access additional pay-as-you-use services and facilities, so you only pay for the space you need.

Location

Based at the heart of the NewcastleGateshead quayside, the Northern Design Centre is accessible via public transport (bus and Metro). A large public car park provides spaces for drivers. The Northern Design Centre is a short walk from the bustling quayside with its many restaurants, food outlets, and attractions including The Glasshouse and Baltic Centre for Contemporary Art.

Size

20sq m – 350sq m studios
Dedicated desks and virtual office services.

Cost

Studios: £33 sq ft pa + VAT
Dedicated Desk: £201 pcm
Virtual Office: £122 pcm

Soft landing offer

Occupier incentives include fully discounted access to dedicated desk and virtual office services for six months to enable investors to establish a UK presence and explore the market. Studios are available via low risk, affordable, and flexible lease arrangements.. Investors can also benefit from discounted access to Advance Media Production Studio at [PROTO](#). A dedicated business adviser, market information and introductions to a range of professional service providers to provide support with company formation, legal, finance and recruitment is also available



Northern Design Centre

Baltic Quarter Tech Park, Gateshead, NE8 3DF

Salvus House, County Durham

Salvus House is a multi-award winning, prestigious office building and business incubator located in an excellent central location at Aykley Heads – only one mile from Durham city centre and Durham Station. It provides high quality offices from 164 sq ft to 3,701 sq ft, with additional benefits including meeting and conference room hire, allocated occupier and visitor car parking, showers and bike storage, super-fast business broadband, and a fully air-conditioned environment. Hot desking and co-working are available to rent by the day.

Location

Salvus House is strategically located in the heart of County Durham, with excellent connectivity, ensuring easy access to the region and the wider UK. The office is a short distance from Durham Station, which is on the East Coast Mainline. Newcastle International Airport is just 30 minutes by car, and Teesside International Airport is 35 minutes away. With frequent bus services into Durham City, tenants are close to a range of local amenities and services.

Size

Available office space ranges from 164 sq ft to 602 sq ft.

Cost

For all available offices, there is no rent to pay for six months.

Soft landing offer

Salvus House offers a fully subsidised, dedicated desk in a co-working space at Salvus House for up to six months (or the equivalent access to our virtual office services). Services and facilities include high-speed internet, access to kitchen facilities and meeting rooms, and a dedicated advisor to help your company navigate the business support ecosystem. Additionally, our business Support Advisors will assist with supply chain development and help integrate your business into the wider business community.



Salvus House

Aykley Heads, Durham, DH1 5TS

Sunderland Software Centre, Sunderland

Sunderland Software Centre provides a location for a wide range of technology-orientated companies. It offers super-fast, ultra-resilient IT connectivity (1GB, carrier-neutral), as well as conference and meeting facilities, full air-conditioning, and discounted parking available nearby.

Virtual tenancy comes with a registered address, incoming post service, use of communal areas, use of co-working space in the Business Lounge, guest Wi-Fi, and discounted meeting room rates.

Location

Sunderland is a major digital tech hub and home to 220 companies in the sector, including start-ups, fast-growing SMEs, and global businesses. Located in the city centre, Sunderland Software Centre is a state-of-the-art business site close to the main public transport interchange. The Tyne and Wear Metro provides direct services to Newcastle International Airport, and there are five, daily, direct rail services to London (travel time, 3.5hrs).

Size

Suites are available from 206 sq ft.

Cost

£380 per calendar month for a 206 sq ft office. £75 per calendar month for virtual tenancy, and circa £22 per sq ft. Rental and service charge is combined.

Soft landing offer

The first three months rent is free, with a subsequent easy in, easy out, 30-day rolling contract. Financial incentives linked to job creation, investment and innovation may also be available.



Sunderland Software Centre

Tavistock Place, Sunderland, SR1 1PB

Swans Centre for Innovation, North Tyneside

Owned by North Tyneside Council and renovated as a centre for innovation for offshore energy and subsea businesses, Swans Centre for Innovation is based in the former Swan Hunter shipyard office building.

Location

Situated on the banks of the Tyne, with views across the river, this building is a hub for businesses in the offshore energy and subsea sector. Adjacent to key businesses – including Smulders Projects UK, Technip FMC and Baker Hughes – Swans Centre for Innovation sits opposite the former Swan Hunter Shipyard and provides an ideal office or headquarter location. Wallsend Metro station is less than five mins walk away. The area is also well served by buses. Swans Centre for Innovation is seven minutes from the main north/south A19 route, and 25 minutes from Newcastle International Airport.

Size

One to 50 desks are available in offices of 180 sq ft – 4,335 sq ft.

Cost

Depending on size, £267 to £6,240 per month.

Soft landing offer

Invest North Tyneside offer tailored support packages for companies outside the region, including advice on grants and incentives. Investors benefit from a dedicated North Tyneside account manager, and introductions to local specialist recruitment companies, local legal services, and local accountancy services. Recruitment and skills guidance, and support from North Tyneside Council's in house employment and skills team is also available. Swans Centre for Innovation offers flexible, easy in, easy out terms for office space, with the incentive of up to six months rent free for office space.



Swans CFI

Station Rd, Wallsend, NE28 6HJ

The Quadrus Centre, South Tyneside

The Quadrus Centre is home to a vibrant mix of businesses, providing first-class, fully managed office space in an established central location with free parking. There is also an on-site café and meeting / conference room facilities.

Location

Situated just off the A19 between Sunderland and Newcastle, The Quadrus Centre is only minutes from the A1 and Tyne Tunnel; providing excellent access to all major road networks.

Size

Various size offices are available – from 13 sq m to 67 sq m

Cost

£281 per sq m. Prices range from £350 to £1,470 per calendar month. The cost includes rent, heating, lighting, security, waste disposal, cleaning, on site maintenance, and a high-speed internet connection.

Soft landing offer

The Quadrus Centre offers easy in, easy out terms with rent free periods available. A dedicated point of contact is available within South Tyneside Council's Business Investment Team to assist with integration into the region, as well as introductions to networks and access to any relevant funding/business support schemes.



The Quadrus Centre

Woodstock Way, Boldon, NE35 9PF

Blyth Workspace, Northumberland

Blyth Workspace provides first-class, contemporary managed offices located in a stunning quayside location. It sits at the heart of a world leading global base for energy and research. A stunning four-storey building, Blyth Workspace provides office space for a range of businesses – from start-ups, to larger offices and established companies.

The workspace has been refurbished to high specification, proving modern office space over four storeys. Facilities include: dedicated fast fibre internet, free parking & EV charging points, lift access, communal kitchen and WC facilities, a virtual office service, meeting rooms, hot desk co-working space, reception services and 24/7 access.

Location

Situated in the town of Blyth in Northumberland, Blyth Workspace sits in a highly connected location with access to the major A189 spine road in under three miles. The A189 connects with the A19 and A1(M) in under nine miles, and it is also one mile away (three minutes by car or a 15 minute walk) from Port of Blyth's South Harbour Terminal.

Size

Available office sizes range from 20 sq m to 100 sq m.

Cost

£20 per sq ft including utilities (excl business rates + VAT)

Soft landing offer

Packages can be tailored to individual business needs and will include one month free for every 12 months, two months of free virtual office space for 12 months, and 15% of meeting rooms and hot desks. Investors also benefit from six free hot desk days across all the workspaces in Northumberland, as well as dedicated advice and guidance covering funding, skills, property identification, business planning and more. Networking opportunities and supply chain introductions are also available.



Blyth Workspace

Quay Rd, Blyth NE24 3AG, United Kingdom

MEMBERSHIPS

Regional memberships

There are several, specialist business support organisations in the region that can assist in making connections, unlocking new opportunities, accessing funding and other business support to accelerate your company growth.



North East England Chamber of Commerce

- Discount on a one year membership package
- Leverage the Chamber's dynamic network of North East businesses, universities and partners to unlock opportunities and confidently navigate the UK market.
- Utilise its expert knowledge and comprehensive business support services to save time and costs, boost your visibility and profile, and access opportunities.
- The Chamber's regional influence allows you to shape business conditions in the North East.
- Membership includes access to key member events.



Regional memberships

Automotive



North East Automotive Alliance (NEAA)

- Members benefit from the promotion of the North East automotive sector's capabilities on regional, national, and international levels. The NEAA also connects the region's supply chain to business opportunities.
- Members can raise their company profile, attend networking sessions and events, use the platform to showcase products and services, and identify business and collaboration opportunities.
- The NEAA is a not-for-profit organisation limited by guarantee and membership is restricted to companies. Fees for investors start from as little as *£252 +VAT per annum (*2024)

Life sciences / Healthcare



Bionow

- All members have access to a comprehensive procurement scheme that can save them thousands of pounds per year on lab consumables and other specialist services.
- Preferential rates are given to inward investors for membership, with the first six months of membership free.
- Annual Conferences include: BioFocus, Pharma Manufacturing, Oncology, Precision Medicine, and BioCap - the only life science Investment conference held in the North of England.



Regional memberships

Offshore wind



NOF

A UK wide business development membership organisation, NOF helps to make valuable connections between businesses in the global energy sector.

- Preferential rates for NOF membership for inward investors.
- NOF provides access and introductions to the local energy industry, business community, and can provide insights into business opportunities in the region.

Technology



Dynamo North East

Membership benefits at a glance:

- 15% discount on a one year membership package.
- Includes access to key member tech events, newsletters and promotion.
- Support to integrate into the North East of England tech ecosystem,
- Access to insights to support growth, and networking opportunities to share and gain knowledge with other organisations in the region.



Professional services

Our range of professional service providers and Local Authority partners all have vast experience of working with inward investors, and have supported the expansion and relocation of some of the largest businesses in the region.

The dedicated and knowledgeable Invest North East England team have close working relationships with these organisations and are perfectly placed to make an introduction.

Examples of exclusive offers for investors:

- A free initial consultation to discuss legal strategy regarding your inward investment with a regional law firm.
- A free, initial consultation to explore your growth plans and learn how accountancy specialists can support you with company and HMRC registrations, payroll, tax incentives, VAT compliance, accounts, and funding etc.
- Subject to availability, free access to meeting rooms and business lounges of regional firms.



Relocation support

If your business is looking to locate in North East England, you can benefit from a comprehensive support network and practical assistance to aid your company's smooth transition into the region.

We can make introductions to a range of private sector service providers who all offer key services that will support an easy move into the region for international and national businesses.

Our regional partners work with businesses of all shapes and sizes, and from all industry sectors; helping them successfully relocate their employees and families from anywhere in the world.

Local providers offer tailored services designed to fit your requirements and your timescales. Services can include step-by-step guides, HR policy support, calls with relocation experts, etc.





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