





EXTRAORDINARY SPACES FOR EXTRAORDINARY COMPANIES FROM 240—5,000 SQ.FT.



NEWARK WORKS IS A CREATIVE HUB FOR FORWARD THINKERS, THOUGHT LEADERS AND ENTREPRENEURS.



We work in a new world, a more responsible world and a more demanding world. Your space in it matters, your place in it matters. TCN's redevelopment of this historic, Grade-II listed, industrial building, signifies the rebirth of Newark Works and future collaborations across 40,000 sq ft of workspaces.

It is a dynamic and vibrant destination at the heart of the fast-evolving Bath Quays business district, within the new Bath Enterprise Zone. This is a home for single entrepreneurs, burgeoning creative businesses and well-established companies alike.

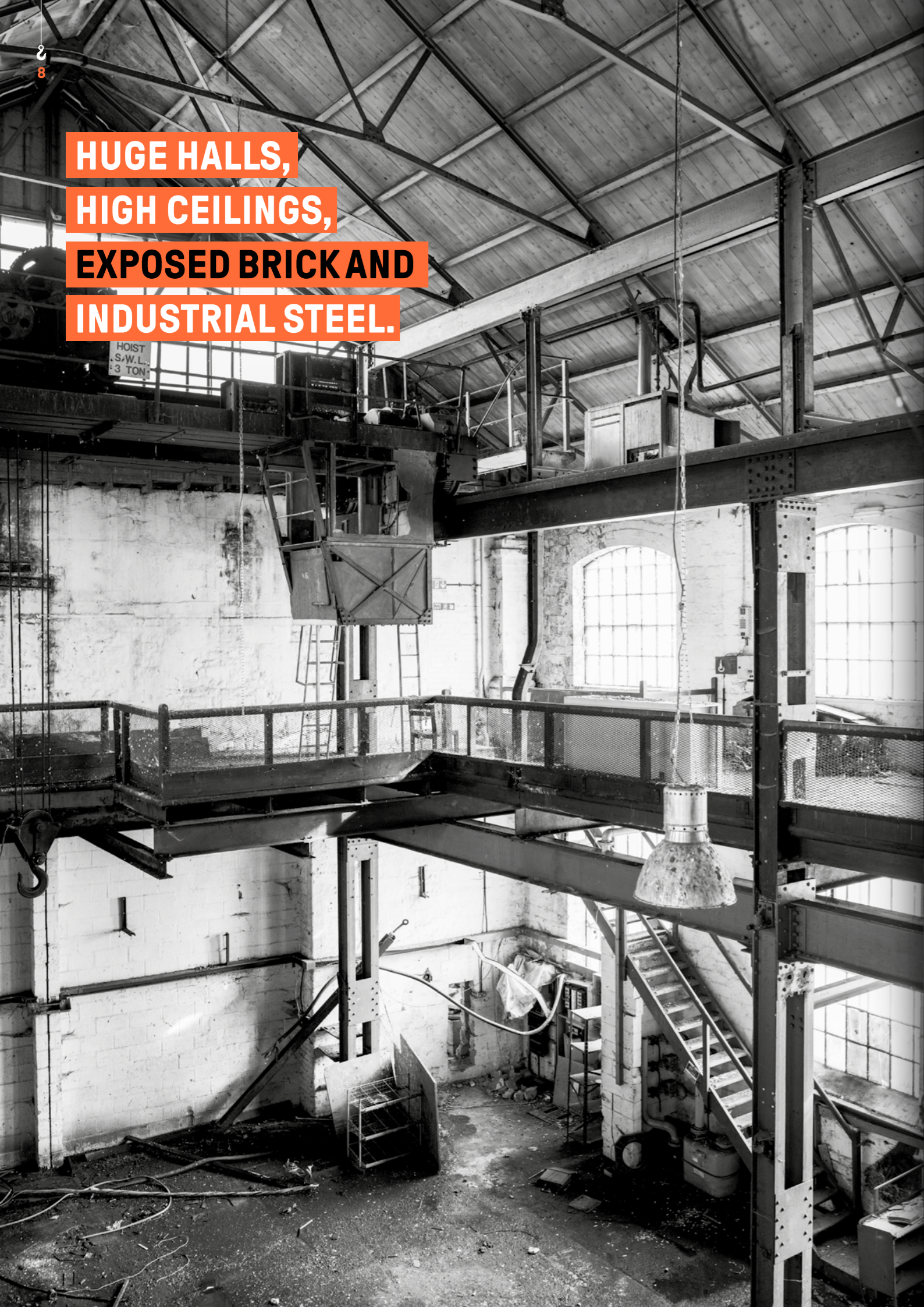
DOORS OPEN SPRING 2022.



CRANE HALL, NEWARK WORKS COMMUNAL HUB

**BE PART OF THE NEW,
BE PART OF THE WORKS.
DOORS OPEN SPRING 2022.**

**HUGE HALLS,
HIGH CEILINGS,
EXPOSED BRICK AND
INDUSTRIAL STEEL.**



BUILT FROM HISTORY



Newark Works is the only remaining 19th century works of the highly significant engineering firm, Stothert & Pitt.

Founded in Bath, its reputation was grounded in their heavy engineering expertise, particularly in the development of dockside and offshore cranes. Stothert and Pitt was also instrumental in providing equipment for the construction of the GWR, and contributed to the industrialisation of Bath, and resulting revival of the city's fortunes.

Its diverse portfolio includes producing the gun mountings on Challenger tanks, the doors and cantilevered bridges on landing craft and the manned torpedoes of WWII, known as Chariots.

**WE ARE RECLAIMING
THIS HERITAGE,
BE PART OF THE JOURNEY.**



SURROUNDED BY WORLDHERITAGE ARCHITECTURE



BATH

Bath is a city which offers both the traditional and contemporary. Steeped in history and surrounded by world heritage architecture, Bath is home to many cultural events, such as literary and live music festivals as well as bustling shopping streets and beautiful countryside.



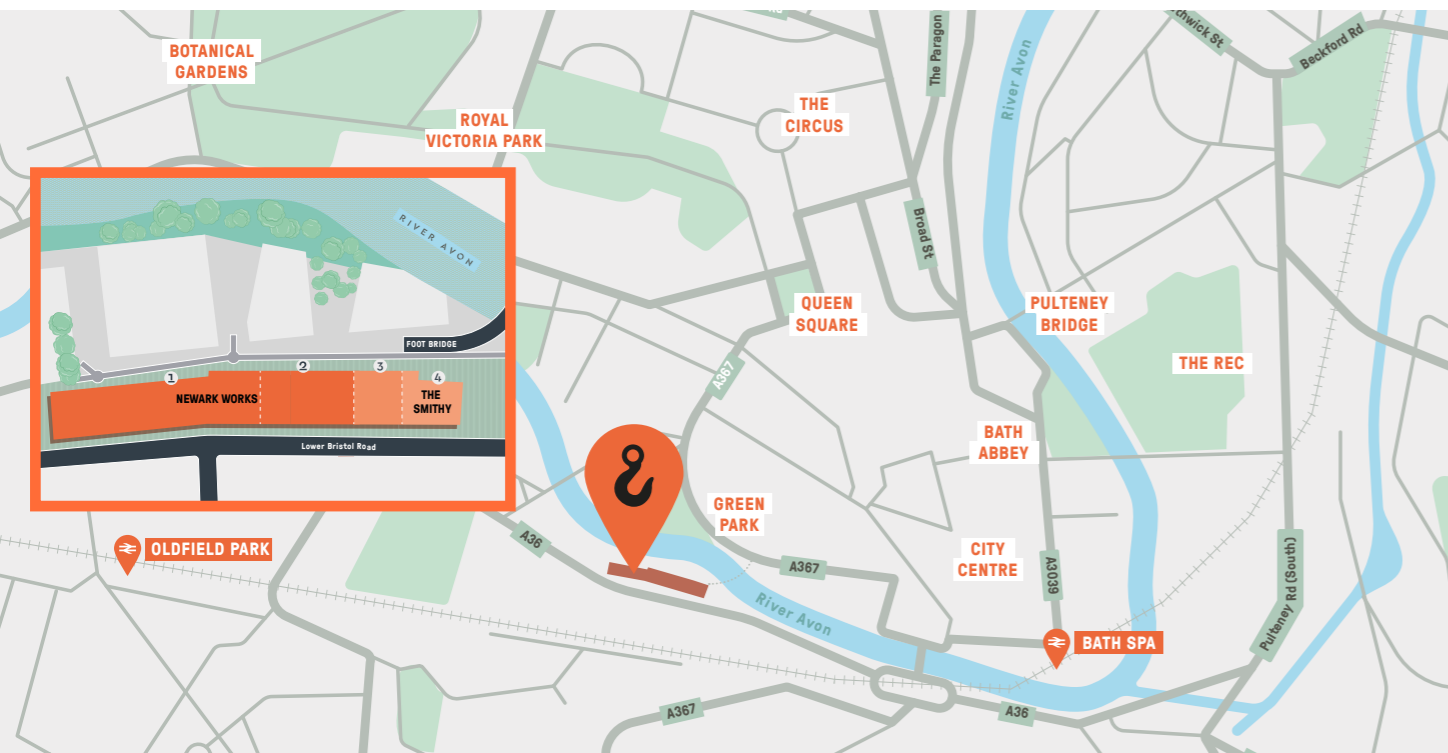


BATH QUAYS: A FLAGSHIP REGENERATION PROJECT, CREATING A NEW, VIBRANT COMMERCIAL QUARTER IN THE HEART OF BATH'S ENTERPRISE ZONE.

Prominently positioned on the riverfront, Bath Quays sits within the Bath World Heritage Site and is a 4.5 acre game-changing development. The city's dramatic new riverside district for business, recreation & culture.

A blend of historic buildings with contemporary architecture on both north and south sides of the river, offering a total of circa 340,000 sq ft of office space. Benefitting from a new foot bridge across the river, Newark Works and Bath Quays are only 5 minutes' walk from the city centre, train station and the city's outstanding retail, food and leisure offer.

Explore **Invest in Bath** and **No.1 Bath Quays** for more information.



SUMMARY SPECIFICATION



UNIQUE & ICONIC INDUSTRIAL STYLE WORKSPACES



SHOWER AND LOCKER FACILITIES



WATERFRONT LOCATION



8-PERSON PASSENGER LIFT



ENTERPRISE ZONE BENEFITS



CYCLE STORAGE



CONVENIENTLY LOCATED FOR THE TOWN CENTRE AND TRAIN STATION



LOW ENERGY / HIGH EFFICIENCY LIGHTING



RANGE OF WORKSPACES FROM 120-5,000 SQ FT, ACROSS FOUR INTERCONNECTED BUILDINGS



SUPERFAST BROADBAND



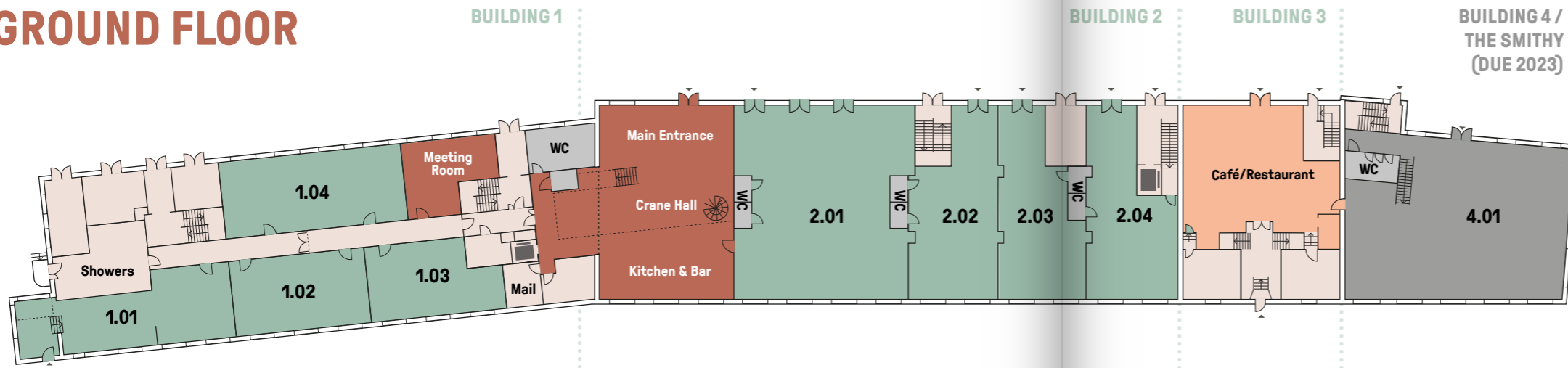
GENEROUS DOUBLE-HEIGHT SPACES AND EXPOSED ROOF STRUCTURE



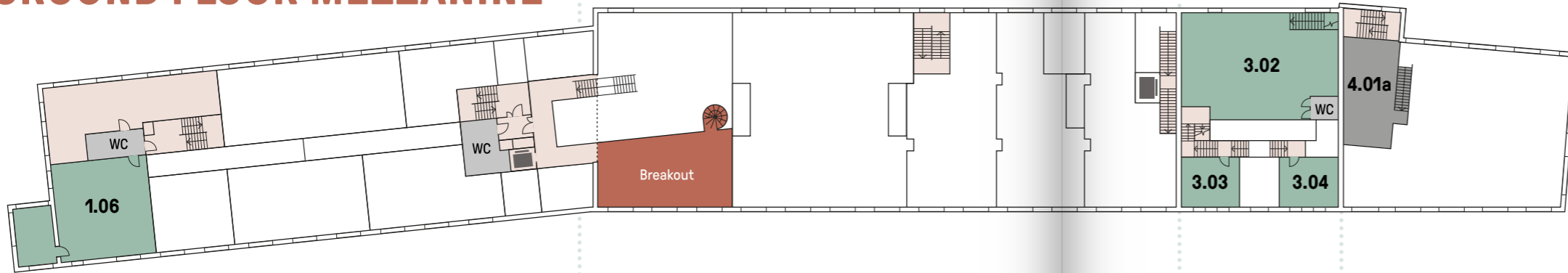
KITCHEN / BAR / CAFÉ



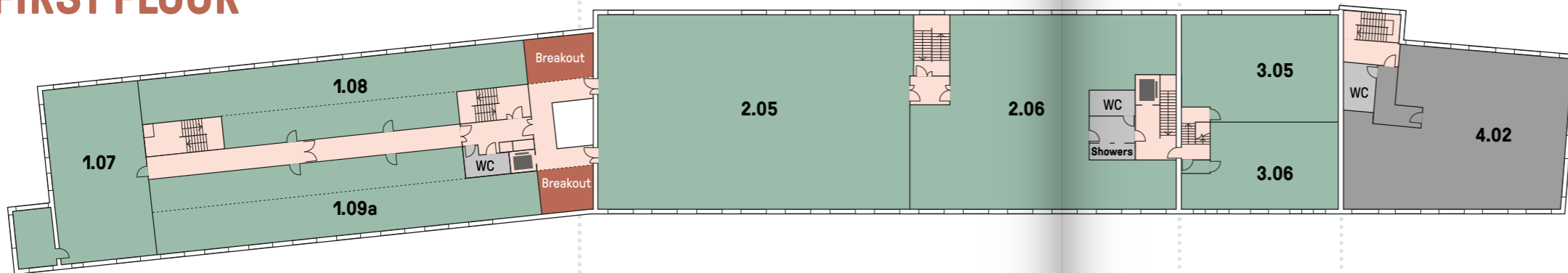
GROUND FLOOR



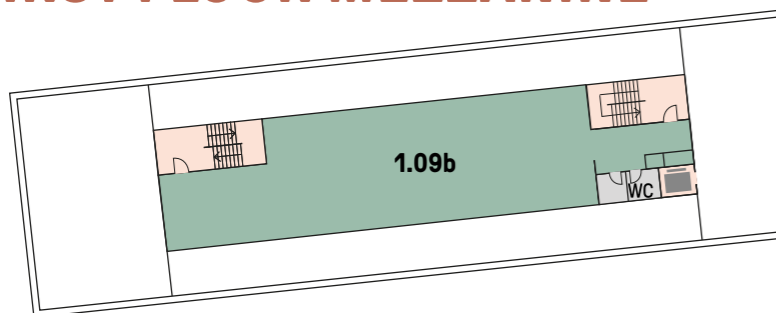
GROUND FLOOR MEZZANINE



FIRST FLOOR



FIRST FLOOR MEZZANINE



INTERNAL STREETS CONNECT MEETING, COLLABORATIVE & DYNAMIC BREAKOUT AREAS.

BUILDING 4 / THE SMITHY (DUE 2023)

UNIT	USE	NET INTERNAL AREAS	
		(SQ M)	(SQ FT)
1.01	Workspace	92.9	1,000
1.02	Workspace	71.3	767
1.03	Workspace	63.0	678
1.04	Workspace	97.6	1,051
Ground Floor Meeting		40.3	434
1.06	Workspace + Meeting	81.4	876
1.07	Workspace	139.1	1,497
1.08	Workspace	179.1	1,928
1.09a	Workspace	193.6	2,084
First Floor Breakout/Meeting		21.2	228
First Floor Breakout/Meeting		16.3	175
1.09b	Workspace (mezzanine)	194.8	2,097
2.01	Workspace	237.7	2,559
2.02	Workspace	105.6	1,137
2.03	Workspace	97.3	1,047
2.04	Workspace	102.0	1,098
Mezzanine Breakout/Co-works		63.1	679
2.05	Workspace	449.7	4,841
2.06	Workspace	302.4	3,255
Café/Restaurant		135.5	1,459
3.02	Workspace	105.5	1,136
3.03	Workspace	22.7	244
3.04	Workspace	22.9	246
3.05	Workspace	118.1	1,271
3.06	Workspace	92.2	992
4.01	Workspace	243.1	2,617
4.01a	Workspace (mezzanine)	39.1	421
4.02	Workspace	227.8	2,452

BUILDING 1

BUILDING 2

BUILDING 3

WE REGENERATE UNLOVED BUILDINGS, CREATE SURPRISING PLACES AND MANAGE VIBRANT COMMUNITIES.



THE TEAM BEHIND NEWARK WORKS: OUR STORY

Established in Brixton in 2006, TCN UK started as a partnership between Richard Pearce, Toby Bidwell and an inspirational Dutch developer. Our ambition at the outset was to regenerate unloved buildings into vibrant communities through creativity, long term ownership and intensive management.

In 2014 we said “tot ziens” to our Dutch partners, becoming privately owned in the UK, although they remain very much part of our heritage. Indeed we are proud that our original vision still remains at the heart of everything we do.

WHY ARE WE DIFFERENT?

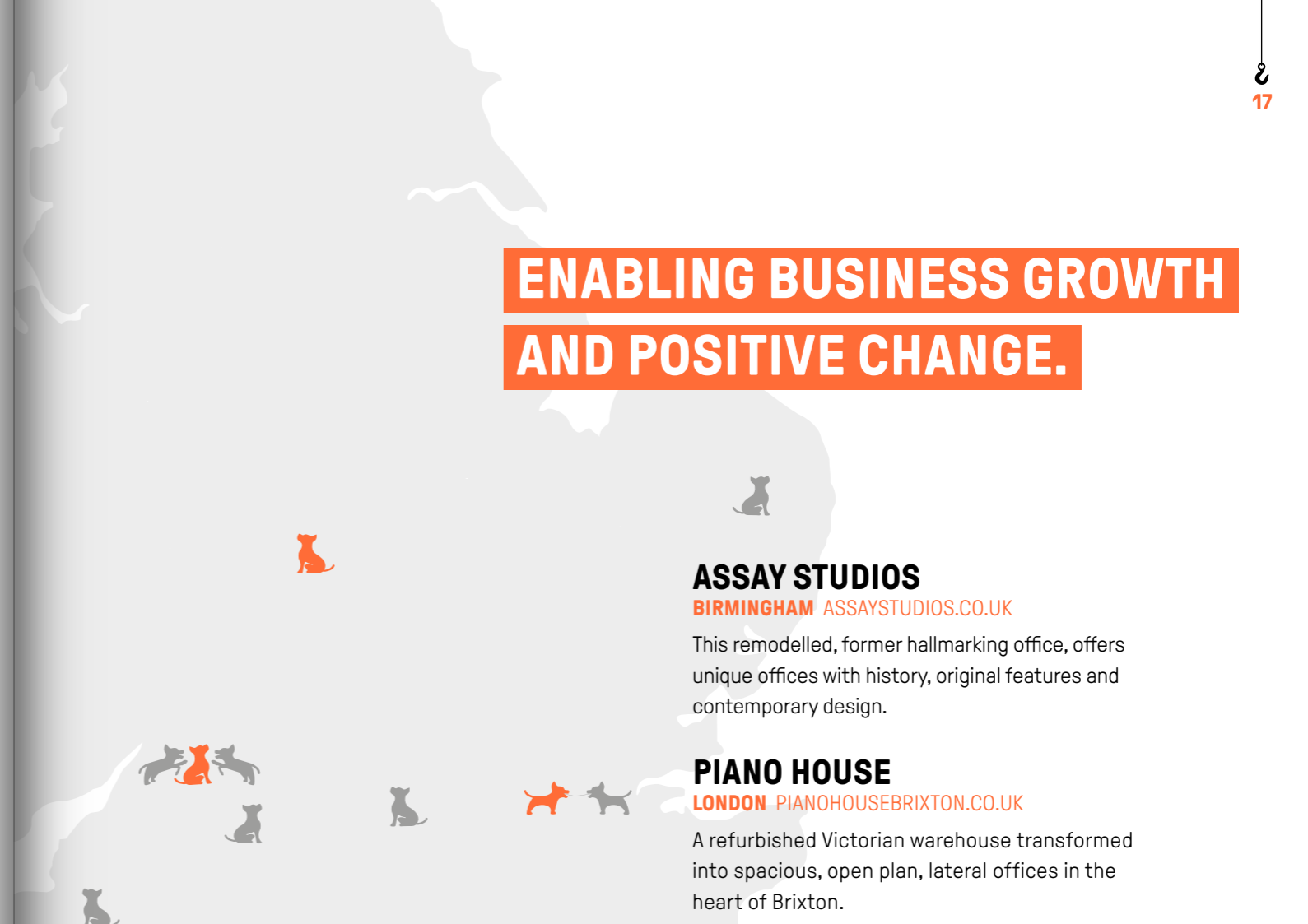
- We own and operate – we control our environments to ensure they deliver the vision.
- We take a long term view allowing us to do the right thing.
- Our vision is carried out by people who live our culture.
- We inject passion and soul into what we do.
- Our Dutch ancestry runs through everything we deliver.



TEMPLE CAMPUS

All internal images taken June 2018.

ENABLING BUSINESS GROWTH AND POSITIVE CHANGE.



ASSAY STUDIOS

BIRMINGHAM ASSAYSTUDIOS.CO.UK

This remodelled, former hallmarking office, offers unique offices with history, original features and contemporary design.

PIANO HOUSE

LONDON PIANOHOUSEBRIXTON.CO.UK

A refurbished Victorian warehouse transformed into spacious, open plan, lateral offices in the heart of Brixton.

TEMPLE CAMPUS

BRISTOL TEMPLESTUDIOSBRISTOL.CO.UK
TEMPLE1852.CO.UK

Temple Campus brings together Temple Studios and Temple 1852, both Victorian buildings transformed to offer a blend of workspaces – trailblazing the very core of Bristol’s Enterprise Zone.

SOUND INTERESTING? GO TO TCNUK.CO.UK TO EXPLORE OUR FULL PORTFOLIO.



PIANO HOUSE



ASSAY STUDIOS



NEWARK WORKS

BATH



LETTING AGENT

ALLAN LLOYD

ALLAN.LLOYD@CSQUAREDRE.CO.UK

+44 (0)1225 904 704



FOR CURIOUS MINDS

OWNER & OPERATOR

ENQUIRIES@TCNUK.CO.UK

+44 (0)2039 585 350



LETTING AGENTS

ANDY SMITH

ANDY.SMITH@KNIGHTFRANK.COM

MARTIN BOOTH

MARTIN.BOOTH@KNIGHTFRANK.COM

+44 (0)1179 174 537

NEWARKWORKS.CO.UK