

THE BRIDGE

A project by Meanwhile Space

The Bridge connects landlords with vetted social impact tenants.

Through our national network, we secure the right occupier quickly - protecting asset value, reducing holding costs, and mitigating risk for landlords and developers.

Opportunity

- + Vacant property creates liability and represents a lost opportunity**
- + Underused space means landlords are exposed to business rates, service charges, planning obligations, and ESG compliance**
- + Local authorities require visible progress on social impact and regeneration goals**



**The Bridge is a brokerage for
landlords, developers and councils
- connecting them with the right
tenants for their property.**

Our service guarantees savings for landlords

- + Protects asset value
- + Reduces holding costs
- + Mitigates risk for landlords and developers



Why now?

Significant risk to landlords from changing policy drivers : HSRA, Section 106, CIL, levelling up, net zero

Cooling property values mean landlords are better off finding short-medium tenants while values stabilise

Vacancy rates remain high post-COVID

Our experience

Meanwhile Space have spent the last 15+ years matching tenants with the right properties

- We have a far-reaching network - trusted by councils, landlords, and community partners
- We have strong links and daily enquiries from SMEs looking for space



Our impact

Since we started...

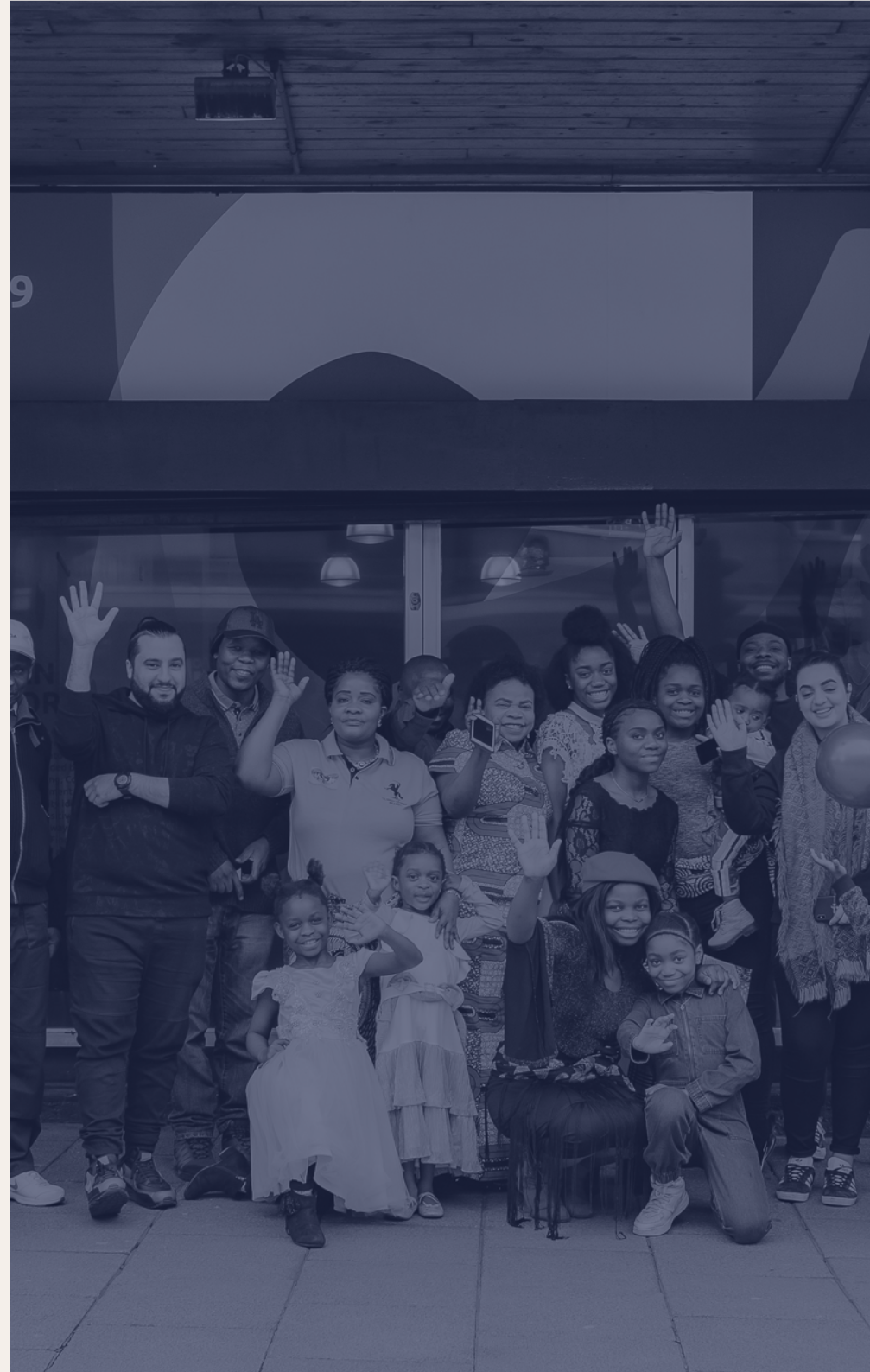
Average occupancy for our sites is 85%
(well above the national average of 70%)

£2.3million in business rates savings for landlords

Over 1,000 SMEs supported

Why partner with us?

- Reduce business rate liability
- Improve asset value through activation
- Avoid High Street Rental Auctions
- Fulfil ESG, planning, and S106 obligations
- Flexible tenancies
- Fully managed tenant onboarding process



How it works

We know that the requirements of landlords vary. Our service packages reflect the dynamic needs of our partners. Prices start from £3,500.

Essential

**Briefing,
collateral &
marketing**

Enhanced

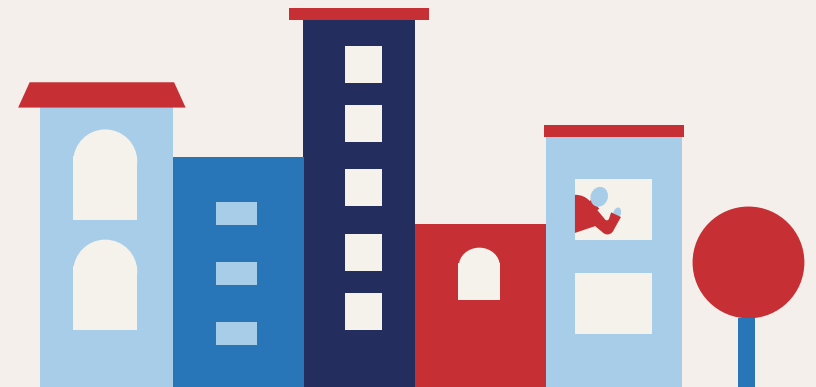
**Viewings &
application
processing**

Premium

**Shortlisting,
interviews,
tenancy offer &
onboarding**

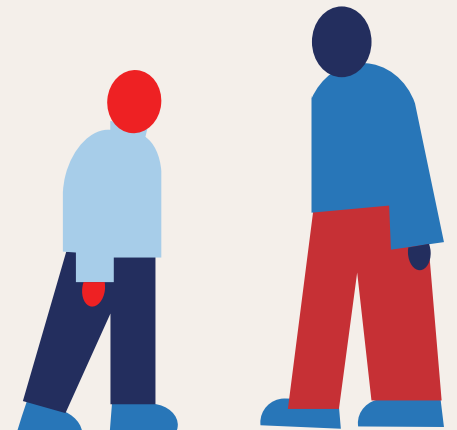
Space requirements

- A minimum of 10 sqm, street-level, Class E retail preferred
- Watertight, safe and compliant (EICR, EPC, fire safety)
- White-boxed preferred - but we can advise on cost-effective fit-out



Our network

- All potential tenants vetted for impact, viability and community value
- Our network is big and includes a range of social enterprises, not-for-profits, creative SMEs, and start-ups
- We match tenants to space and neighbourhood context



Case Study

Queens Parade



Project term: 2013 - ongoing

Occupancy: 92%

Business rates savings: < £400,000

Types of use: Retail and wellness

Partner: Private landlord

Case Study

Start Here



Project term: 18 months

Number of incubated businesses: 47

Business rates savings: £32,150

Types of use: Incubation space

Partner: The Decorators

Let's talk

Have a space? Want to partner?

Let's unlock its potential.

hello@TheBridgePropertyGroup.co.uk
<https://www.thebridgepropertygroup.co.uk>

