



OXFORD
INNOVATION
SPACE

Café Operator Expression of Interest

The Nucleus

September 2026


THE BRIDGE
NUCLEUS

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Introduction and Overview



Oxford Innovation Space is seeking expressions of interest from suitably qualified operators to run the on-site café at TheNucleus.

We are looking for a partner who can deliver a healthy, varied, and good value food and drink offer, aligned with our ethos of supporting innovation, collaboration, and community.

The successful operator will:

- ❶ Deliver an excellent standard of food hygiene and customer service
- ❷ Share our values of collaboration and community support
- ❸ Provide creative and sustainable food and drink options, ideally sourcing locally
- ❹ Work flexibly to serve both daily users and event visitors

The Nucleus

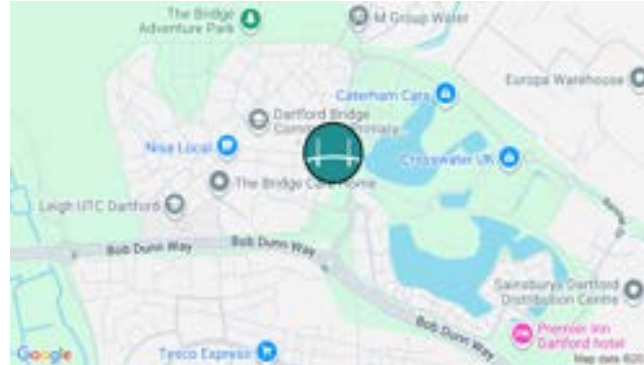
The Nucleus:

is a modern business hub located on The Bridge estate which is home to a community that incorporates both residential and commercial properties.

The Bridge estate was formerly the site of the Joyce Green hospital, which provided care for smallpox victims and soldiers injured during World War 1.

Opened in 2007, the centre has provision of 30,000 sqft covering office space, meeting rooms, hot desking and community and collaboration areas. We also have an onsite masseur service.

Managed by Oxford Innovation Space on behalf of Dartford Borough Council.



Why this location works for café operators

- Conveniently located, just off junction 1A of the M25 on The Bridge residential and commercial estate.
- Excellent transport links – to Ebbsfleet International Station, Dartford and Bluewater shopping centre – incorporated in fast-track bus routes.
- Close to Dartford Crossing and just 20 minutes by car from London.
- Frequent events, meetings, and training sessions driving additional catering demand
- Purpose-built café space located in a bright, atrium – hub of the centre business community.
- Also serving other local businesses and the local residential community.

Café Opportunity

The café is located adjacent to the main reception and communal space on the ground floor, acting as a focal point for the Centre.

Vision: The café will provide a healthy, varied and value-for-money offer for workspace customers, visitors, and event attendees. It should be a welcoming, vibrant space that complements the collaborative atmosphere of The Nucleus and aligns with its “buy local / shop local” ethos.

- ❶ Operate as a grab and go style offer
- ❷ Flat rate license fee of £100 per month
- ❸ Open 8.30am – 3pm Monday–Friday, with flexibility to extend hours
- ❹ Maintain equipment as per SLA (equipment provided by the Centre)
- ❺ Provide a hospitality menu for customers and meeting room users.



Event Catering



The Nucleus hosts regular business breakfasts, lunches, workshops, training sessions and community events.

The café operator will be the preferred caterer for these events, which may involve:

- ❶ Breakfast/lunch catering for conferences or training
- ❷ Refreshments for networking and seminars
- ❸ Occasional evening bookings by arrangement

Facilities supporting this include:

- ❶ 3 meeting rooms for up to 40 people
- ❷ Café seating for 20 people
- ❸ Car park with 75 spaces
- ❹ 50 business units (up to 150 people)

Technical Information

The café space is fully fitted and ready for operation, with the following range of high-quality equipment provided by the Centre

- Coffee Machine
- Electrical and Plumbing Services
- Back bar counter
- Front bar counter
- Commercial Oven
- Stainless steel food prep area and sink
- 4 undercounter Fridges
- 1 undercounter freezer
- Large Chrome waste bin
- 20 chairs
- 8 tables
- 2 sofas and 2 coffee tables

Any additional equipment required must be provided and maintained by the operator. The current provider will be happy to negotiate for other existing café equipment.

Equipment will be managed under the Service Level Agreement (SLA).

The space is flexible and can be configured to support both grab-and-go and sit down service styles.

[Full technical specifications and floor plans are available upon request.](#)



Health & Safety

Oxford Innovation Space requires all Café Operators to maintain the highest standards of health, safety, and food hygiene.

Operators must:

- Register as a food business with the local authority before commencing operations.
- Comply with all applicable UK legislation and any other statutory requirements relating to food safety and hygiene.
- Operate a documented Food Safety Management System (e.g. HACCP-based).
- Ensure staff hold appropriate Food Hygiene training certificates (minimum Level 2 for all staff, Level 3 for supervisors).
- Maintain valid and up to date Public Liability and Employers' Liability insurance with cover of at least £10million for claims.
- Complete and provide risk assessments, allergen information, maintain daily cleaning and waste management records.
- Ensure all electrical and gas equipment is effectively maintained as per manufacturer instructions and PAT tested with records available on request.
- Keep the café area clean and tidy — Operators are responsible for daily cleaning and deep clean up to 2m height, while the centre commissions the periodic deep cleans above the 2 metre height and recharges the cost to the Operator.
- Immediately report any accidents, incidents, or Environmental Health inspections, as well as damages to the centre management team.

We work collaboratively with all Café Operators to ensure a safe, compliant and welcoming environment for everyone.



Submission Details

Expressions of Interest should be submitted by **23rd October 2026** and should include:

- Outline 3-year business plan
- 3-year financial budget
- Proposed food and drink offer, including price points
- Relevant experience operating cafés or similar venues
- Professional credentials and key personnel details
- Ethos and approach to customer service
- Proposal for event catering
- Two references

Please email your EOI and supporting materials to:
ajude@oxin.co.uk

Site visits can be arranged by contacting:

Angela Jude

Centre Manager ajude@oxin.co.uk

01322 312000



Thank you

Thankyou for your interest in this exciting opportunity. We look forward to receiving your proposal and exploring how we can work together to create a thriving café at The Nucleus, Brunel Way, Dartford, DA1 5GA

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