

WELCOME TO BOUTPORT STREET STUDIOS

Boutport Street Studios is our new creative hub for North Devon, providing offices, flexible workspaces and studio/retail spaces in Barnstaple's historic centre. Created by North Devon Council with funding from the Future High Streets Fund and the Cultural Development Fund, the buildings at 36 and 37 Boutport Street combine historic character with the benefits of new build to create inspiring workspaces and the chance to be part of a community of like-minded creative people. Located opposite the Queen's Theatre and close by the Pannier Market, this is the perfect location to encourage creative cooperation.

We are now inviting expressions of interest from individuals, organisations and businesses who would like to be part of this exciting new phase of Barnstaple's history as the commercial centre of North Devon. Our final operational plans, including setting of rents, details of support to be provided and calculations of service charges will depend on the interest we receive and the mix of tenants who come forward.



WHAT IS BOUTPORT STREET STUDIOS ?

Boutport Street Studios is creatively designed to be a think tank and bed of inspiration for those in creative lines of work. We welcome creative ventures in everything from fine art, fashion design, architecture, copy writing, digital media, ceramics and much more to be part of our community.

Boutport Street Studios combines workspaces and studios for individuals and groups with meeting rooms and a café/bar, @36, with free wifi.

ALL TENANTS WILL HAVE ACCESS TO:

- Cycle rack, on-street loading parking bay immediately outside.
- Free wifi – or fixed line broadband (rechargeable) if required.
- Parcel delivery point and reception facility with printing and copying facilities, and discounted meeting room hire, at No 36.
- Car park nearby
- Shared marketing and training opportunities may be available, depending on the final business model.

WHO CAN BE PART OF BOUTPORT STREET STUDIOS?

Our workspaces are aimed at companies and individuals working within, or providing a service that is an important part of the supply chain to, the creative industries. The Department for Culture, Media and Sport (DCMS) defines the creative industries as those that are based on individual creativity, skill and talent. They are also those that have the potential to create wealth and jobs through developing intellectual property (IP). As well as individual artists and makers, creative businesses may be working in:

- Advertising (including marketing and PR)
- Architecture
- Arts and antiques market (visual arts, illustration, photography, public art)
- Crafts
- Design (web design/new media, graphic design, product design)
- Designer Fashion (fashion, textile design, knitwear)
- Digital arts
- Interactive leisure software (gaming, animation, social networking) that generates IP and will have a creative application for that IP
- Media production and/or broadcasting (Film, Video, TV, Radio)
- Music (music production and promotion, record labels and distributors, digital composers, audio production associated with the moving image)
- Performing Arts (theatre, contemporary dance, arts festivals, comedy)
- Photography
- Publishing (small scale, literature, scriptwriting, online publishing)

WHAT SPACES WILL BE AVAILABLE?

UNFURNISHED WORKSPACE PRIVATE OR SHARED

Lots of natural light, period features and stripped back painted walls all make for an industrial and inspiring work space.

Spaces can be taken on an private or shared basis,

- Standard let is 2-year rolling lease – short term lease options available (minimum one month)
- 24/7 access all year round,
- Managed internet system – costs tbc
- All spaces are unfurnished.

There are 18 workspaces at Boutport Street Studios in rooms holding up to 6 spaces. Private offices can be formed by combining four or six spaces together when available.

Shown as blue on the plans.



FURNISHED WORKSPACE

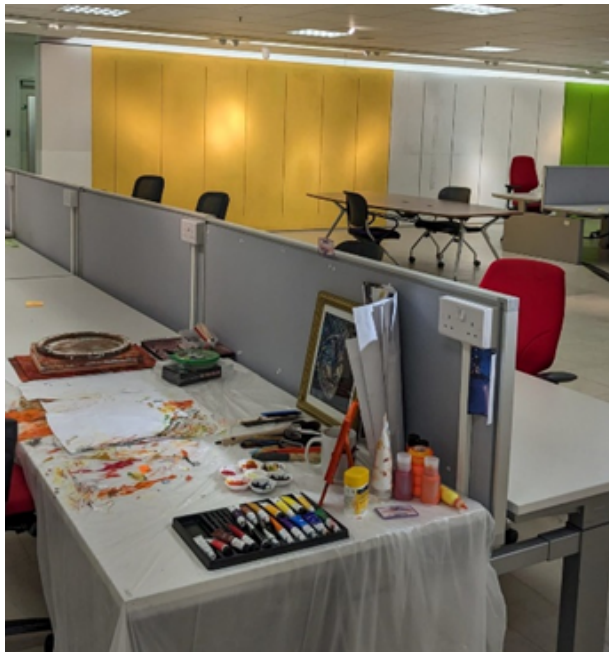


Photo for illustrative purposes.

If you need furnished co-working space, a Creative Membership (£100 per month) will give you access to the Common Room with your own table/desk and locker:

- Free Wi-Fi
- Comfortable seating, tables and chairs
- Discounted hot drinks from @no36
- 24/7 access
- Onsite, lockable storage
- A business postal address

Day passes will be made available here if not all Common Room memberships are taken up.

If you want to be part of the team but only need a postal address, we can offer this service.

Please fill in our form to let us know what kinds of spaces you might need in order to help us finalise our plans.

Shown as yellow on the plans.

Users of workspaces and common room members would be able to book the Common Room Meeting Pod (up to 8 people) or the First Floor Meeting / Workshop Room at preferential rates.

MEETING / WORKSHOP ROOM HIRE

We are allocating the large room on the first floor of no 36 as a rentable spaces for meetings, workshops and events. The space measures 88sq m, seating up to 60, and has lift access and views down Butchers Row. Hire rates will be in line with similarly sized spaces in the town.

Shown a purple on the plan.



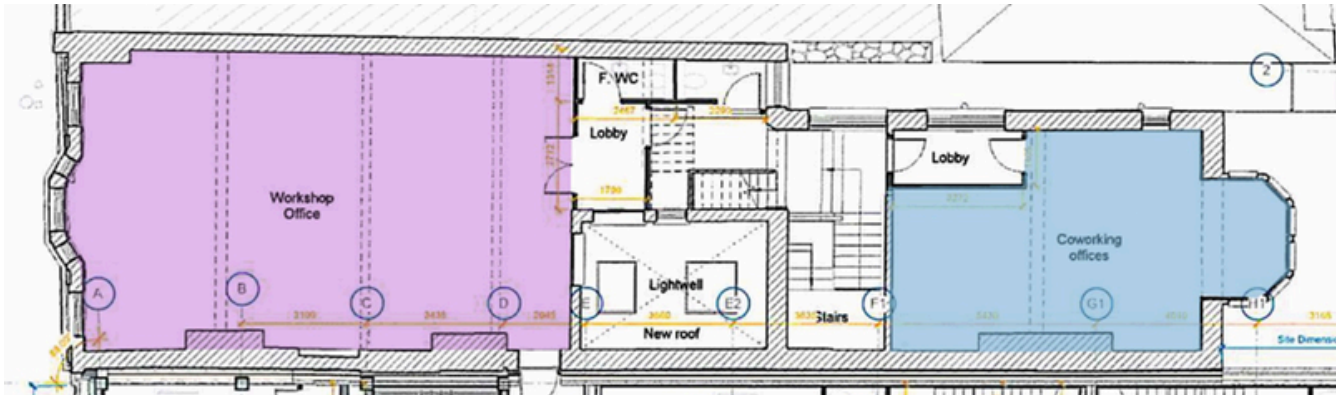
We are interested to hear from businesses or organisations who might be interested in using the space, and to know what equipment and facilities they would need.

WORKSPACES AT NO.36

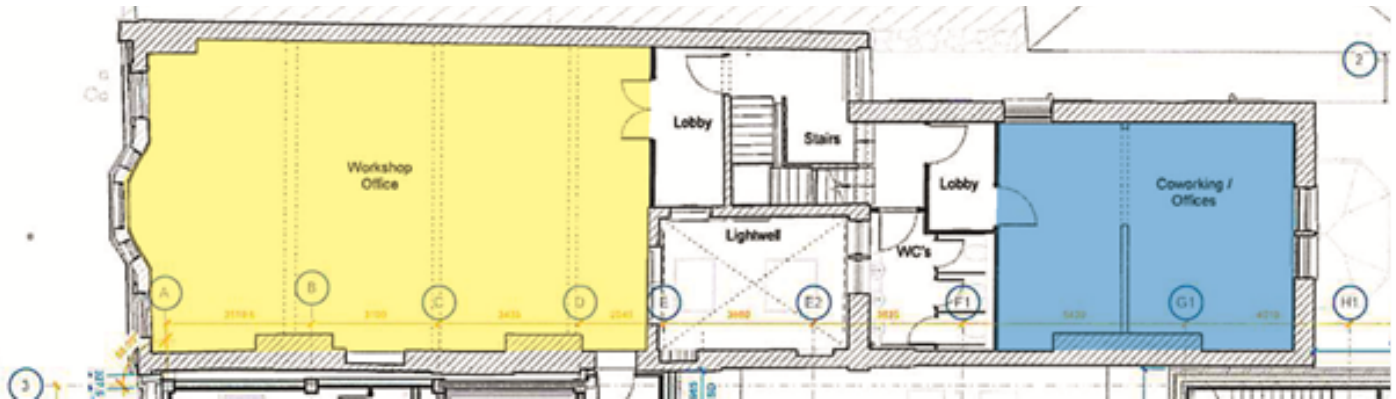
The listed building at 36 Boutport Street has been refurbished after many years of neglect. The spaces retain as much as possible of the historic fabric of the buildings, creating light and airy workspaces with an industrial feel.

Some workspaces might be designated as practical creative spaces, while others may be traditional offices. We are interested to hear from anyone interested in these workspaces. The number of each kind of workspace will depend on demand; they are expected to occupy the second and third floor of the building and the rear of the first floor.

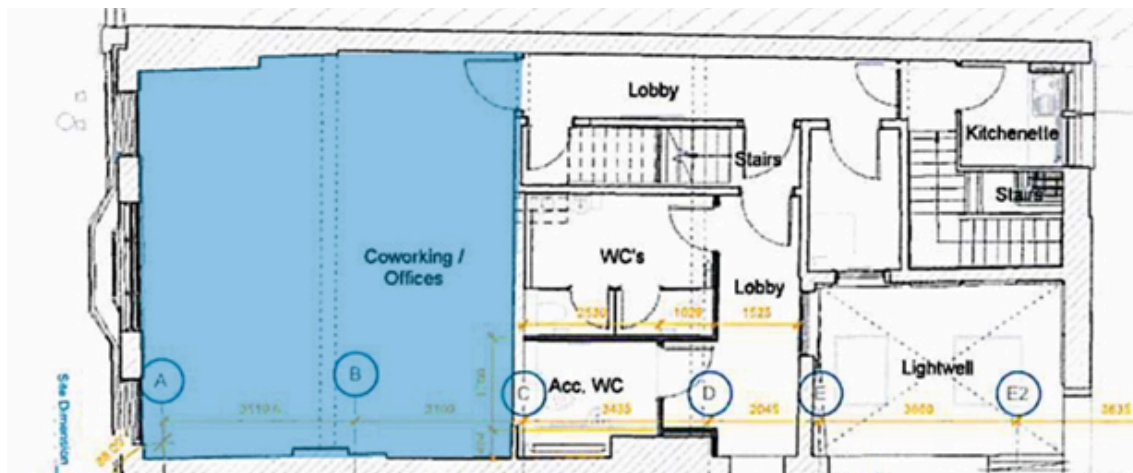
FIRST FLOOR: Rentable co-working office, 42 sqm (blue). Up to 6 workspaces here, which could be creative spaces rather than desk-based.



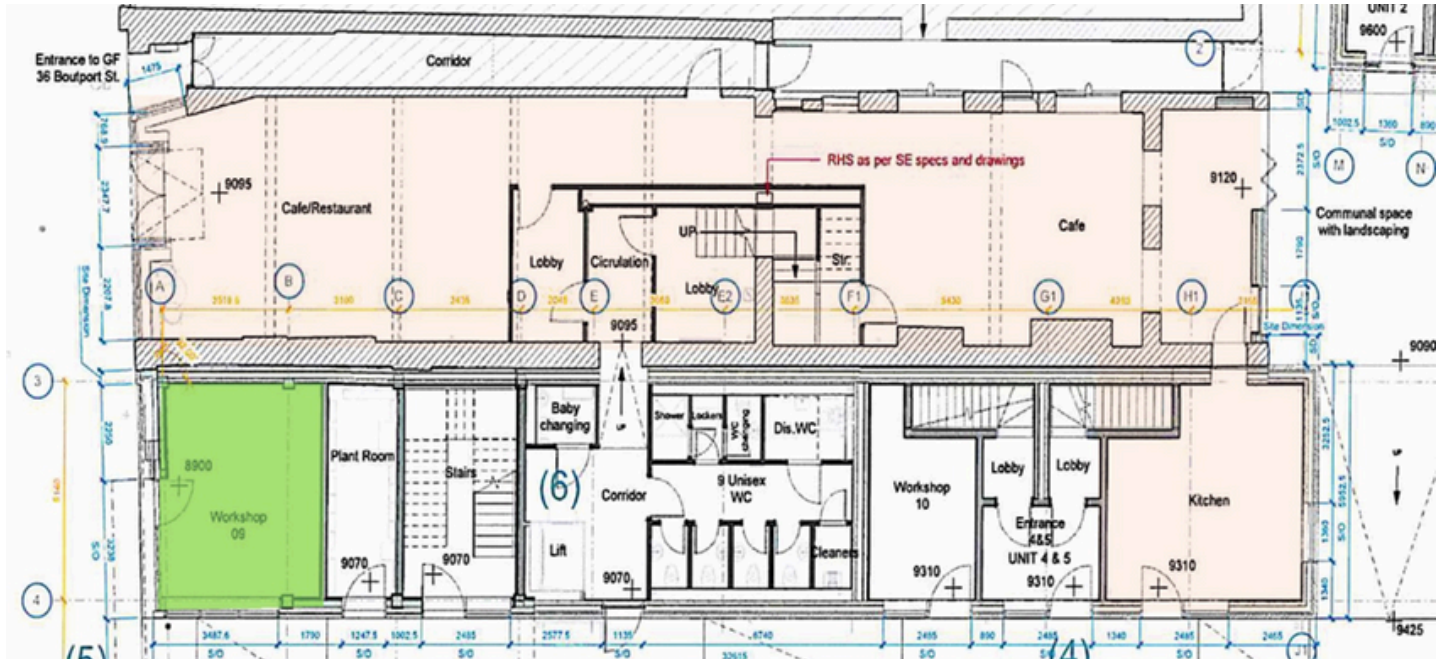
SECOND FLOOR: Co-working offices for creative and cultural businesses and individuals. We are suggesting the blue area (38 sm) is tenanted as unfurnished co-working spaces (up to 6) or possibly as single office. The yellow area (89 sm) is suggested as furnished workspaces and could include hotdesks for daily rent and a small partitioned meeting area.



THIRD FLOOR: Unfurnished co-working offices for creative and cultural businesses and individuals (50sm, up to 6 spaces). This could potentially be a private single office. (Shown as blue below)



A HUB FOR CREATIVE CONVERSATIONS AND EVENTS



@36 - ARTS CAFÉ/BAR

@36 is the meeting space and showcase for the studios and its tenants.

A lively events programme might include exhibitions and related events, creative Family Days, regular Comedy or Poetry nights, networking meetups, pop-up film, music and maker sessions. There may also be opportunities to cater for events in the meeting / workshop space on the first floor.

We are interested in hearing from potential café/bar operators who can provide an appropriate art café atmosphere and be flexible in working with Boutport Street Studios and its tenants to maximise usage and income to support the wider operation the buildings and Barnstaple's evening economy. This may include front of house/ reception provision.



Photo for illustrative purposes.

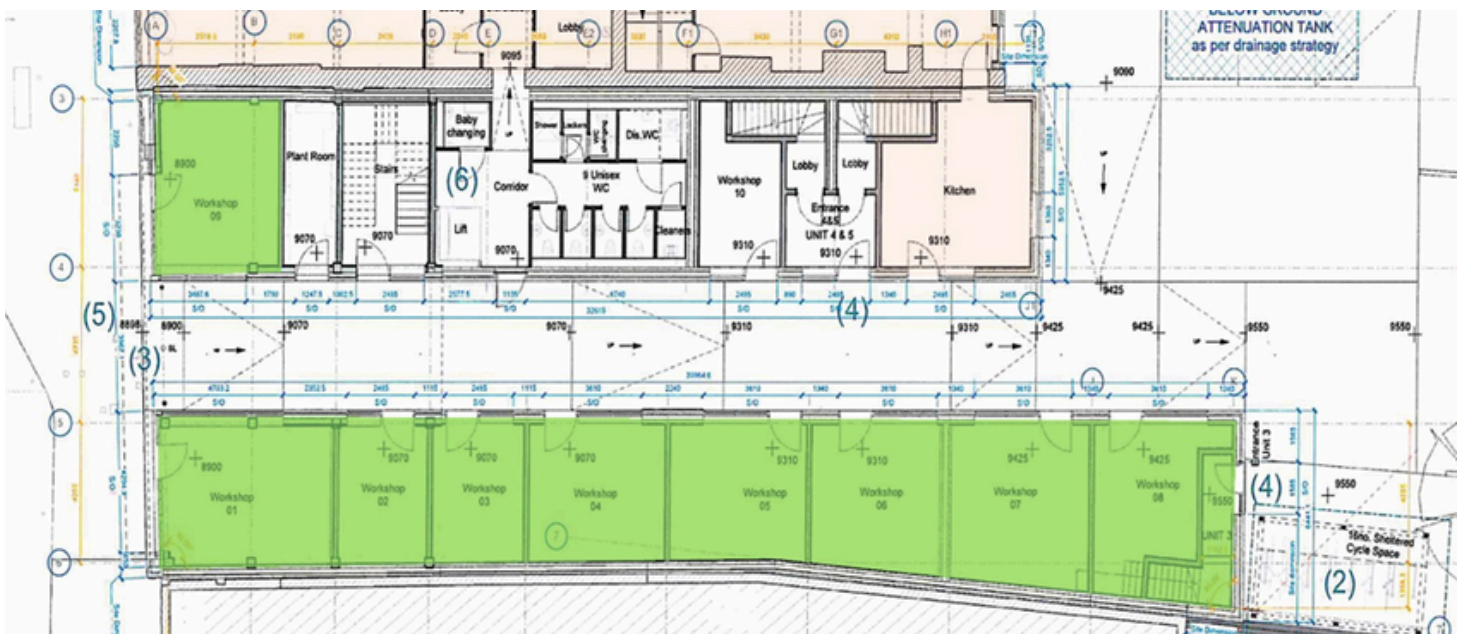
STUDIO / RETAIL SPACE FOR ARTISTS AND MAKERS

STUDIOS AT NO. 37

Our new-build studios at no.37 front onto the main pedestrian walkway from Barnstaple Central car park into town. With an industrial, stripped back feel and plate glass shopfronts, they are ideal creative workspaces which also showcase your work.

There are nine units at Boutport Street Studios ranging from 144 to 265 square feet.

Tenants will be expected to maintain an attractive public facing shop window, and to be open to the public as much as possible.



FOR MORE INFORMATION PLEASE CONTACT:



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