

# The **B**usiness **H**ub Torquay



A **unique opportunity** to occupy  
**quality business accommodation**  
in the **heart of Torquay**

On behalf of



Torbay  
Development  
Agency



*Be part of a Brighter Bay*



## THE BUSINESS HUB

Torbay is on course for delivering a high quality regeneration programme to bring about the physical and economic transformation of the New English Riviera and deliver the benefits to the local resident and business community.

A flagship project in the 20 year regeneration scheme, which uses local authority assets as a catalyst for attracting investment, is the Torbay Business Hub: a new purpose built modern office development to be built to the rear of Torquay Town Hall, providing a contemporary open plan facility to meet the needs of expanding businesses in Torbay.

The Business Hub will attract investment and provide the opportunity for local firms to grow within a quality environment. Extra workers in the centre of Torquay will support the local economy, and when fully occupied; the building will accommodate 400 staff from a variety of professions.

The site is currently a car park and following development, will accommodate pay and display spaces together with a covered cycle store. There are an additional 5 public car parks within 400 m of the site and on street parking in the location.

## SPECIFICATION

- Category A office fitout to upper floors.
- Shell and core to the ground floor A2 Units.
- Suspended ceilings to communal parts.
- Carpeted, raised access floors.
- External elevations built in natural reconstituted stone and aluminium framed windows / curtain walling.
- Flexible letting potential with all floors capable of subdivision, with separate metered services.
- Separate access to the ground floor A2 units.

## SUSTAINABILITY

- Designed to achieve BREEAM 'Excellent' rating.
- Natural ventilation utilising the building's exposed thermal mass.
- Use of solar control glass and internal blinds.
- Low carbon technologies: Solar thermal and PV- panels.
- Low water use.
- Occupancy to comply with Green Travel Plan.

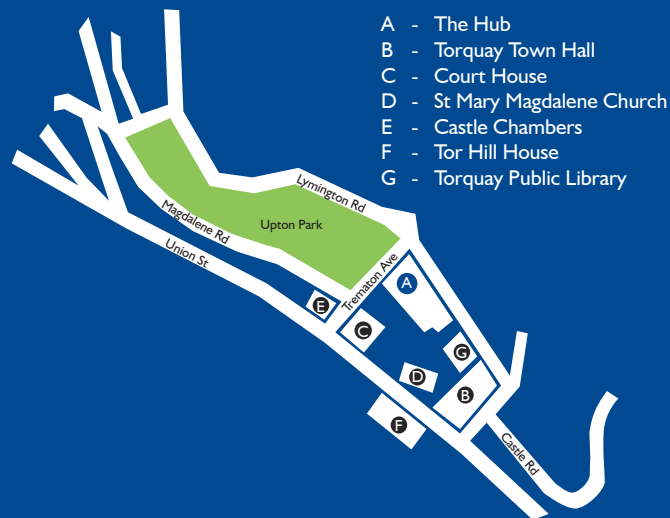
## ACCOMMODATION

The Hub will contain flexible space that could be used as office space, Class A2 or retail use at ground floor level with separate access.

Floor	Use	SQ M	SQ FT
Ground	A2	901	9,698

First	B1	1,030	11,087
Second	B1	1,004	10,807
Third	B1	452	4,865

Electronic plans can be provided upon request. Occupation will commence in Summer 2012.



An **innovative**

creative and  
sustainable

**design** that will sit  
comfortably within the  
**Conservation Area**

## Misrepresentation Act

These particulars are intended only as a guide and must not be relied on as statements of fact, they are not intended to constitute part of an offer or contract.

All dimensions, distances, floor areas, references to condition and use and other details are given in good faith and are believed to be correct but any intending tenant should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Information on mains services and service installation do not warrant their condition/working order.

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