

What are Devon Work Hubs?

Rapid developments in technology, rising transport costs and quality of life factors are fundamentally changing the way we work. There is a growing trend towards more [flexible working](#), an approach that provides more freedom, greater choice and greater productivity too.

In Devon it is estimated that there are 85,000 home-based workers, many of whom would love to have the flexibility of [shared office space](#) to help combat the feeling of isolation, along with the business support and collaborative energy that a work hub creates.

We are supporting the development of new work hubs, flexible work spaces across Devon, and so wherever you are, and whatever your needs, you'll find an inspiring hub to suit. Devon Work Hubs are independently run with a shared vision.

Watch out for new work hubs as they come on stream, building an exciting network and community of likeminded individuals.

Devon work hubs is a growing community of friendly and [flexible work spaces](#), perfect for home-based and mobile workers, business start-ups, freelancers and entrepreneurs.

'An office when needed', and so much more besides – our work hubs offer a nurturing and supportive environment, where you can meet and collaborate with likeminded individuals; perfect for growing your business ideas and...

We're confident that as we grow the Devon work hubs network, by creating flexible, professional [shared workspaces](#) across the county, filled with all the tools needed to inspire and develop your business, you'll love the idea too!

"Co-working is an integral part of innovation and collaboration, places not just to work, but to generate new ideas and opportunities"

Neil Finnie – Generator Entrepreneur, Exeter

Flexible Working

Devon Work Hubs offer inspiring spaces for individuals and businesses to call home, whether you're looking for a desk to rent, a meeting room for a day or somewhere to base your new business venture, you'll find Devon Work Hubs typically offer:

- Professional workspace to use flexibly, as and when required = no long-term commitments

- Fast, reliable broadband, laser printing, desks = pleasant environment
- Smart meeting space in which to host clients
- No need to work in isolation, chance to meet likeminded individuals = peer to peer support
- Local to home = green travel, keep your spend local
- Business support offered = help to grow your business
- Local to you
- Affordable and flexibly priced
- Great free coffee!

And all this for a very reasonable price!

At the very heart of what makes a work hub special.

Devon Work Hubs offer environments of collaboration and innovation, spaces of vibrant communities and shared aspirations. A place for home-workers, lone-workers and entrepreneurs to share a work space, exchange ideas and expertise, interactions unavailable to those working alone at home or at café tables.

Who knows, those ideas discussed over the coffee machine or mulled over with fellow co-workers may actually be the start of something very exciting.

Work hubs attract innovative thinkers, and by creating a nurturing environment and running business support and social events, peer to peer support is one of the biggest bonuses of the hub. Be part of this growing network of users.

Choose your hub

Work Hubs are opening up all around Devon offering [flexible work space](#), [shared office space](#), hot-desks and [collaborative working](#) opportunities for small businesses and freelance professionals.

Use the map below to locate a workspace suitable for you, or alternatively input your postcode to find your nearest hub.

Contact your nearest hub

[Devon Business & Education Centre \(DBEC\)](#)

[The Nook, Cullompton](#)

[Hub@TechExeter](#)

[The Generator • Quay House, Exeter](#)

[Unit Seven, Torquay](#)

[Totnes Work Hub](#)

[Tavistock Enterprise Hub](#)

[The Harbour Works, Torquay](#)

[The Generator • Town House, Exeter](#)

[Brixham Sea Works](#)

The Farmhouse Business Centre is part of the former Home Farm farmhouse, situated to the rear of the innovative Environmental and Renewable Technologies Hub (EaRTH centre). The Farmhouse has been converted into enterprise and incubation space to compliment the renewables training centre. Prospective tenants will have to illustrate a sustainable focus. The six office units will join the Devon work hubs network and will be discounted to start-up businesses; with access to business support and advice from the Heart of the South West Business Support Project, including apprenticeships.

Serviced office accommodation is available under tenancy agreements with monthly rental fixed at £10 per square foot for established businesses and a 50% discount for businesses with less than 2 years trading. Within this fee the following will be included:

- car parking
- 24hr access
- building maintenance
- building insurance
- waste management
- free seminar space

Pricing table

Office 1	Light and airy ground floor office, with traditional fireplace feature	71.595sq ft (21.5 sq m)	Start-up business = £357.98 More than 2 years trading = £715.95
Office 2	Ground floor office	132.534 sq ft	Start-up business = 662.67

		(39.8 sq m)	More than 2 years trading = £1325.34
Office 3	First floor office	37.5 sq ft (12.5 sq m)	Start-up business = £187.50 More than 2 years trading = £375
Office 4	First floor office	41.625 sq ft (13.8 sq m)	Start-up business = £208.13 More than 2 years trading = £416.25
Office 5	First floor office	42.624 sq ft (12.8 sq m)	Start-up business = £213.12 More than 2 years trading = £426.24
Office 6	Second floor office	102.564 sq ft (30.8 sq m)	Start-up business = £512.82 More than 2 years trading = £1025.64

Additional charges payable per room will cover the costs of the following;

- high speed broadband (potentially up to 100mb)
- cleaning, heating and water
- discounted hiring of EaRTH conference space
- business rates
- telephone line rental
- electricity usage will be metered per office and telephone calls will be charged on top

All businesses to have 3 year lease as a maximum, with a 1 month notice period only to encourage start-up businesses. All must illustrate sustainable focus, direct or indirect. After 3 years leases may be available on a 1 year basis albeit at a pre-determined escalator rate.

Opportunity for businesses to work with our Bickton College Apprenticeship team to access a £1500 grant and take on an apprentice to help support and grow their business in a sustainable and cost effective manner.

As part of the Devon Work Hubs group, tenants will have access to a range of business support services, including advice and signposting to grants plus businesses will be able to access additional services from Bickton College, such as printing, I.T support and hospitality.

Directions to the Farmhouse Business Centre, EX9 7BY;

Travel along the B3178 from Newton Poppleford and head past the main entrance to Bickton College on your Right Hand side. 200 metres further along the road, turn Left opposite the entrance to Bickton Park, the car park is immediately on your Left hand side up the short hill.

Facilities:

Flexible desk space
Meeting rooms
Offices
WiFi
Coffee
Printing
Networking events
Postal address
Cycle storage
Onsite parking

What is Barnstaple Work Hub?

Barnstaple Work Hub is a place where anyone can work, irrespective of the type, size or scale of their business. It is suitable for freelancers, start-ups, mobile workers, home workers, freelancers and entrepreneurs. Anyone can use our facilities...

First class office space for everyone

There are 9 individual offices which can be rented by the month on flexible terms, as well as 4 open plan 'Hot Desks' that can be rented by the day, week or hour. Each office and desk space has access to super-fast broadband, wifi, printing and our communal lounge area. There is also a manned reception desk and a meeting room with presentation facilities available to hire. And of course, free, freshly made coffee.

Flexible booking for flexible working

Desks can be booked in advance or taken at the last minute. So if you have a few hours to spare before a meeting or need to find office space for a week, just get in touch. We can be as flexible as you are.

Helping you to be as professional as possible

Our aim is to help you to be as professional as possible so all the touches you'd expect are on site: bike parking, visitor car parking, wifi, reception services and access to FREE seminars and business mentoring courtesy of Devon County Council.

Sharing space with likeminded businesses

Work Hubs are proven to be great places to forge new business relationships, work in partnership with other businesses and even meet new clients. As such, a friendly, welcoming and open atmosphere is essential for this to thrive. Our lounge area is

designed so that people and businesses using the Hub can get to know other residents, share ideas, help each other out and perhaps even have a few water cooler moments with them!

Why use the Work Hub?

- Stylish air conditioned office space in Barnstaple
- 9 glass-fronted furnished individual offices
- 4 Hot Desks
- Meeting Rooms with presentation facilities
- Air conditioned
- Intercom System
- Suitable for any type of business
- Creative atmosphere
- Communal lounge area
- Kitchen Facilities
- Free Coffee
- Manned reception
- Client waiting area
- Visitor parking
- Parking Spaces available
- Under cover secure Bike parking
- Flexible terms
- Intercom System
- Free Business mentoring
- Free seminars
- Networking events
- Social Events
- And free coffee

Who is behind the Barnstaple Work Hub?

The Hub has been set up with the support of Devon County Council and is one of a number of hubs popping up across the county. It is based at **The Design Space**, a beautifully designed new facility on Pottington Industrial Estate in Barnstaple.

[Visit hub website](#)

Facilities:

Flexible desk space

Meeting rooms

Offices

WiFi

Coffee

Printing

Networking events

Postal address

Cycle storage