

## **Burghclere NP- Rural Business Hub**

A Rural Business Hub (RBH) is a Shared Workspace and Business Support office environment for the self-employed, freelancer and homeworker. There is currently only one of its kind in Hampshire and Berkshire - The Old Post Office in Hurstbourne Tarrant.

This successful enterprise is run as a business and we are able to benefit from the experience of the current business owner/Managing Director

- Its potential is broader than the village - clients using the RBH come from outside the immediate locality;
- Broadband is a key driver: at least 60-70 Mbps are required to attract regular users;
- Ideal capacity is a floor space area of 1500-2000 sq ft capable of housing 8 workstations/desks, a larger meeting room (min 3.75 sqM), 2 toilets, and a kitchen;
- Location is key, preferably quiet and near a garage/shop/ pub/main road with easy access to major trunk routes;
- Free car parking;
- Flexibility is essential - open 7 days a week if possible.

Required provisions are minimal - photocopier/printer, printer paper, locked cupboard space for customer use, kitchen essentials such as mugs, coffee, tea, fridge and microwave & toilet paper;

Overheads are electricity (for lighting and heating) broadband, business rates and weekly cleaner costs.

Any of the sites earmarked for potential development would be a suitable location for a RBH. Tothill services has a petrol station and small shop. The Carpenter's pub is in the village with another hostelry, The Carnarvon Arms, close by.

Our investigations have shown home-working is on the rise with people converting part of their home/garage into office accommodation. A RBH would

enable alternative office accommodation as well as providing a meeting space for community groups and clubs to get together.