

Case Study

# Gateway Business Centre, Redruth

Part of a £13 million investment to provide BREEAM Excellent office and industrial premises in Cornwall

As the 3,000+ sq m (30,000+ sq ft) Gateway Business Centre approached completion and awaited its first tenant, Vickery Holman were appointed to manage the building and common parts.



Funded by a mixture of Private Sector and European Regional Development Fund money, Gateway Business Centre represents an exciting speculative office development offering individual suites from 30 sq m up to approx. 500 sq m. The space is flexible and so can accommodate all sizes of businesses. Towergate Insurance became the first occupier in October 2014.

The building was awarded a BREEAM Excellent rating and has been constructed using low-impact materials and techniques. With the aim of becoming ‘the green business address’, occupiers will benefit from energy efficient and sustainable features such as LG7 lighting and super-insulated design as well as convenient public transport links, cycle racks, showers and changing facilities. There will also be superfast connectivity, an on-site Gym and Café as well as conference space.

Tenants will be encouraged to form a building management committee in conjunction with the Landlord as well as Vickery Holman and jointly they will share data, review the environmental performance of the building and seek to implement targets to reduce energy consumption, carbon emissions, water use and waste at the premises.

Commonly referred to as Green Leases, this type of agreement between a Landlord, it’s tenants and those involved in running or managing the building, is predicted to become commonplace and so Vickery Holman are delighted to get involved with such a prestigious project at such an early stage.

Summary	Client	Practical Developments (South West) Ltd
	Project	Speculative Office Development, Cornwall
	Value	Part of a £13 million Private Sector / ERDF Funded project
	Date	Ongoing