

The Talbot Quarter, Bournemouth

Where ideas matter, people connect, and you can live well.

A South Coast commercial, community and connective space set in the heart of Bournemouth, the UK's fastest-growing digital economy.

What is the Talbot Quarter?

Home to the best talent and the brightest minds, Bournemouth's Talbot Quarter is designed to be the UK's most ambitious innovation district.

Anchored by world-class universities, this is the place where ideas start, are nurtured, and eventually grow into the individuals and businesses that shape tomorrow.

Located on the picturesque South Coast, an area already synonymous with creative excellence and outstanding natural beauty, the new district's modern workspaces, bustling cafés and tree-lined boulevard, allow its flourishing community to share ideas, connect and live well.



• The Talbot Quarter, Bournemouth

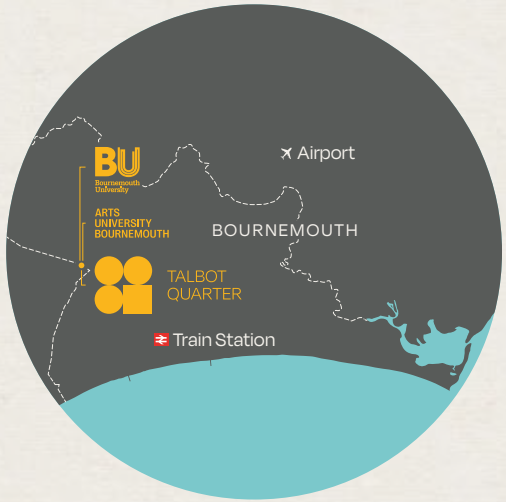
Artist's Impression of the Talbot Quarter



The Talbot Quarter
Overview

Location





The Talbot Quarter is a place where the first sparks of an idea can find space to grow, where connections are fostered and where wellbeing is built into the fabric of everyday life. It's alive with potential and buzzes with possibility. With multiple different sectors that meet at a vibrant heart, The Talbot Quarter features several distinct areas, each designed to bring culture, creativity, collaboration, wellbeing and innovation to life.

1 Nuffield Health Bournemouth Hospital

The consented scheme includes a state-of-the-art hospital with new technology to enhance leading medical research.

2 Innovation Park

Offering research and development space for businesses looking to grow across creative technologies including AI, AR/VR.

3 Heathland Support Area

The Heathland Support Area provides an open biodiverse green space for people to enjoy.

4 Talbot Way

Talbot Way is a north/south tree-lined cycle and pedestrian route that forms a central spine, connecting The Talbot Quarter with surrounding areas.

5 Digital Exchange

The Digital Exchange provides low-latency dark fibre 5G connectivity for occupiers in the Talbot Quarter.

6 Growing Hub

An urban food growing and wildlife learning garden to be developed by Talbot Village Trust with the local community.

7 Future Living

Offering a mix of modern, high quality, purpose-built student housing, build-to-rent for families, young professionals and graduates, as well as extra care housing.

8 Talbot Place

As a cultural and community hub, it is an exciting focal point for the Quarter, inviting people to explore, stay and play.

• The Talbot Quarter, Bournemouth


Bournemouth University
ARTS UNIVERSITY BOURNEMOUTH
7
5
8
1
2
4
6
3
enquiries@talbotquarter.org •

A strong heritage of the extraordinary

As the UK's fastest-growing digital economy, the urban conurbation of Bournemouth, Christchurch and Poole offers an ecosystem rich in entrepreneurial opportunity and next-generation connectivity.

With a history of ground-breaking ideas, from the pioneering Guglielmo Marconi's wireless experiments in the early 20th century to Sir Tim Berners-Lee's creation of the World Wide Web in the early 1990s, this colourful, charismatic area is no stranger to innovation.

Between its distinguished universities, the UK's largest healthcare charity Nuffield Health, and its outstanding natural beauty and stunning coastline, Bournemouth provides the ideal opportunity to explore pioneering creative technologies in a region where living well comes first.

- **The Talbot Quarter, Bournemouth**



Innovation

Nestled among two sector leading universities, great people, great minds and great ideas converge at The Talbot Quarter. Exceptional academics and researchers spark alongside emerging talents and visionary entrepreneurs. It’s an exciting fulcrum point; the right people, in the right place, at the right time.



Community

Through its central green spine, meandering boulevard and neighbourhood feel, The Talbot Quarter invites people to come together, to play and to stay. It’s a hub of art, events, food and culture where friends, colleagues and communities connect, collaborate and explore.



Live Well

The Quarter is underpinned by an approach to lifestyle that’s fresh and perfectly located. Looking to unwind among the pines? Scoot or cycle down to Bournemouth’s rich and natural gardens and chines. Seeking the sunshine? Seven miles of award-winning beaches are yours to explore. Nature is never far away.

At the forefront of creativity

Inspired by the belief that quality of life is the future of work, The Talbot Quarter has been designed as a destination for work, rest and play - a place where fantastic talents converge. Across creative, health, digital, and more, it's the perfect place for businesses to evolve and communities to thrive.

World-class academic institutions

Home to Bournemouth University (BU), Arts University Bournemouth (AUB), and specialist Health Sciences University, the town bristles with creative talent, academic ambition and an underlying entrepreneurial culture.

From AI-assisted medical technologies at BU's Orthopaedic Research Institute (ORI), to AR/VR virtual prototyping research at AUB's Innovation Studio, Bournemouth's thriving ecosystem serves startups, SMEs and large corporate organisations alike.





A hub for digital businesses

With over 5,000 digital businesses in the area, Bournemouth is a formidable and potent creative powerhouse with a highly-skilled talent pool. Recognised as one of the UK's leading tech clusters, an incredible 50% of UK graduates working in the UK's video game, film, or visual effects industries have been trained in Dorset.

At the forefront of digital transformation

A new Digital Exchange gives low-latency dark fibre 5G connectivity to the Bournemouth area, enabling future research and development in high tech wearables, autonomous robots and augmented reality. A planned Internet Exchange offers direct access to fast internet without having to route via London - essential for any company seeking a competitive edge in today's digital landscape.

The future of healthcare

Nuffield Health is the UK's largest healthcare charity and opened its first hospital in Bournemouth 65 years ago. Since then, Nuffield Health's experts have been working together to make the nation fitter, healthier, happier and stronger, all for the public benefit.

As one of the few centres in the UK with dedicated robotic technology, Nuffield Health Bournemouth Hospital enables orthopaedic surgeons to perform a range of surgeries more efficiently.

Through pioneering research and biomedical advancement, Nuffield Health's collaborative approach with BU explores how our ageing population can live better for longer.

Miles of Opportunity

People are looking for greater harmony between their lives, their workplaces and the natural world.

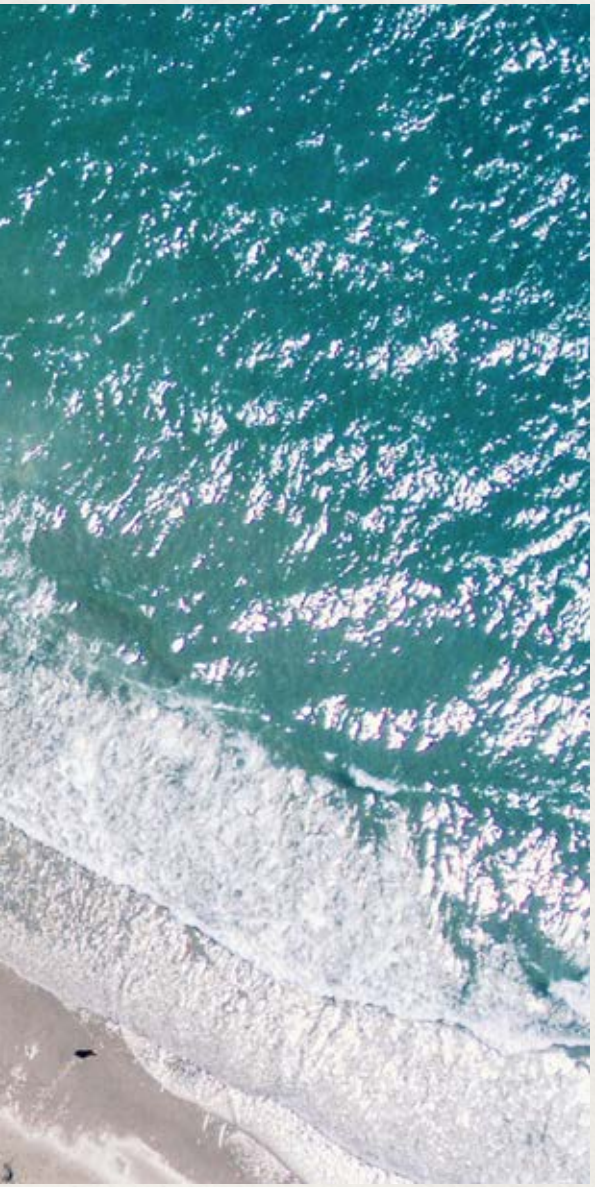
The ethos of The Talbot Quarter invites businesses and employees to develop their ESG potential and strengthen their commitment to sustainability.

Growing evidence identifies a more mobile workforce that's relocating to areas that place greater emphasis on health, wellness and quality of life. Bournemouth consistently scores highly for Quality of Life, offering the right environment for a sustainable work/life balance. This is what drives The Talbot Quarter.

At the core of The Talbot Quarter is an ambition to be a sector-leader in ESG, from design, procurement and the sourcing of materials, through to working alongside BCorps and protecting nearby heathland areas.



• The Talbot Quarter, Bournemouth



Environmental

- Designed to incorporate ambitious environmental aspirations looking towards market leading accreditations such as BREEAM, NABERS and Net Zero Carbon, future-proofing The Talbot Quarter for the long term.
- Unique public realm such as 'Talbot Way', the 1.5 acre Growing Hub providing produce to be used on site and the Heathland Support Area are key elements to creating a sustainable biodiverse 'ecosystem' for all to enjoy.
- Smart city principles and leading PropTech solutions incorporated into the design ethos.
- Designed to facilitate sustainable infrastructure, self-sufficiency, green energy usage and carbon reduction.

Social

- Exciting cultural and leisure provision designed to turn The Talbot Quarter into a destination for work and play.
- Social Capital and collaboration factored into every decision.
- Forward thinking Co-Working space provided at the Innovation Hub aimed at supporting the growth of the next generation of business.
- The team has an established track record delivering social welfare projects in the local community which will continue in the creation of The Talbot Quarter.
- Diverse campus feel within a city boasting flexible architecture to cater for traditional, creative and lab style working and sustainable living.

Governance

- The vision for The Talbot Quarter is rooted in local community and looks to build on the legacy of Talbot Village Trust's founding principle for living well. As a single landowner, the charity believes the key to success is to work with local businesses and communities.
- The use of BCorp advisors aims to foster a culture of trust and transparency with all stakeholders.

Bournemouth, Christchurch and Poole's 7-mile coastline



Community Day at Slades Farm adjacent to Talbot Woodland

Connecting communities

Both Talbot Place and Future Living are designed to bring people together. From University students to residents and small businesses to health practitioners, there's something here for everyone.

Experience unmissable events, drop into community fitness classes, fire off ideas in bolstering co-working spaces, tuck into fantastic local cuisine, or simply find a spot on the green with a blanket, great coffee and company to match - The Talbot Quarter fosters connection.

Talbot Village Trust continues the tradition of its founders, working with the greater community to shape its evolving vision with care. This includes the potential for new residential opportunities for open market accommodation.

It's a treasured place for all ages, where everyone is welcome.



The Secret Garden at Grounded Community

A place to live well

Supported by a green and active travel network, The Talbot Quarter embodies a principle to strike up a better work/life balance, supporting the body, mind and soul.

Nurturing nature

Through wildflower meadows, native trees and hedgerows, The Talbot Quarter puts nature back in balance, improving habitats and encouraging biodiversity.

Local green spaces invite people to enjoy the outdoors all year round, with a dedicated urban Growing Hub connecting communities and linking in with market gardens and local growers.





The Jurrasic Coast UNESCO heritage Site

Outstanding natural beauty

Known as the ‘Wildlife Capital’ of the UK, Dorset is renowned for its unparalleled natural beauty.

From picturesque country walks to its rugged coastlines, you don’t have to look far to find places to connect with nature. Soak up some sun at nearby Blue Flag beaches, unwind in the chines, take a hike in the New Forest, explore the UNESCO Jurassic Coast, and so much more.

All easily accessible from Bournemouth, it makes an active, well-balanced lifestyle much simpler - in fact, the area consistently ranks highly for quality of life.

With many young professionals looking for a better work/life balance without losing the excitement of a vibrant workplace, Bournemouth is the ideal place to create and grow a startup.

Talbot Place

Talbot Place forms the central focal point or hub of the Talbot Quarter where all activities converge; attracting residents, students and working population across the day and night time economies.

Through a mixture of hotel, retail, leisure, eateries, and community-focused buildings such as educational and health facilities, Talbot Place offers a permeable and inviting open public space.

The area also offers the opportunity to host both informal pop-up events and larger-scale cultural programming, such as theatrical performances or street markets.

Talbot Place incorporates the Innovation Hub, a dedicated collaborative and dynamic business space that's home to the next generation of companies and entrepreneurs looking to drive the future economy.

Benefiting from close proximity to the Universities, the Innovation Hub has the potential to create a scalable tenant base for the wider Talbot Quarter.





BTR Housing/student accommodation

The residential neighbourhood of the Talbot Quarter is designed with a mixture of modern, quality, purpose-built student housing with build-to-rent for families, young professionals and graduates.

Along with extra care housing, the area will offer a mixture of accommodation options to meet the diverse needs of local communities.

This inclusive design ensures that the Talbot Quarter remains a culturally-sustainable, cooperative, and vibrant ecosystem throughout the week.



Boscombe Owl, by AUB graduate and street artist Krishna Mala (Tech Moon)





• The Talbot Quarter, Bournemouth



The Innovation Park

The Innovation Park offers a range of high-quality business spaces, including offices, lab spaces, co-working centres and flexible hybrid buildings.

Significant in ambition; the Innovation Park is designed around the end-user, catering for the evolving demands of future business and workforce with flexible floor plates, hybrid commercial uses and a strong focus on long-term sustainability.

The area incorporates carefully considered landscaping and public realm, centred around the pedestrianised Talbot Way; a thoroughfare that links the workforce and public, by foot or cycle, to the wider Talbot Quarter, Universities and Bournemouth beyond.

Tenants benefit from improved access to a skilled workforce via proximity to neighbouring Universities, with an enticing work-life balance that's unique to the Talbot Quarter.

Nuffield Health Bournemouth Hospital

The Talbot Quarter includes plans for a state-of-the-art, purpose-built Nuffield Health hospital.

This medical use will form one of the key anchors for the Talbot Quarter, providing quality healthcare and associated outpatient services.

Nuffield Health in Bournemouth has an excellent reputation for its research that is influencing the medical profession worldwide. Through its long-standing partnership with Bournemouth University's Orthopaedic Research Institute, the charity is a champion for innovation.



The Talbot Quarter from the East

• The Talbot Quarter, Bournemouth


enquiries@talbotcarter.org

Transforming lives and communities

About Talbot Village Trust

Talbot Village Trust believes in the power of living well. The Trust supports people, organisations and communities most in need and champions those who nurture talent and enhance opportunity.

In the 1850s, their founders' transformative vision helped people to find employment, accommodation and a better quality of life. This charitable work continues to make a positive impact over 170 years later.

Through The Talbot Quarter, visionary partners deliver a next-generation creative neighbourhood that advances the harmony between brilliant talent, pioneering ideas and creative collaboration.

A foundation for future prosperity

Through its long-standing presence across South East Dorset and role as both a landowner and grant-giver, the charity is uniquely placed to develop partnerships that are set to unlock opportunitics and deliver a bright digital future for Bournemouth and beyond.



Nature Reserve at Hengisbury Head





AUB Innovation Studio by Richard Bryant

• The Talbot Quarter, Bournemouth



TALBOT QUARTER

Hear more about the opportunity on offer

Get in touch: enquiries@talbotquarter.org

Legal & General

Nuffield Health

gig