

The Courtyard

CREATIVE SPACE

WHO WORKS HERE?

Meet the people and businesses already enjoying the benefits of The Courtyard.

Blackfriars Brewery

Blackfriars cask-conditioned beers have the taste of tradition running right through them. From the bottom of the glass to the foaming head, our clean-tasting real ales are made by beer-lovers and enjoyed by everyone who loves good beer.

Call 01493 850578 or visit www.blackfriars-brewery.co.uk

Catherine Youngs – contemporary glass designer

With commissions from London and throughout the region, Catherine's inspiration comes from patterns, colours and forms found in nature and on the beach.

Contact Catherine on 01603 811628 or email catherineyoungs@talktalk.net

ninety9design – the complete design service

Passionate about good design, ninety9design cares about clients' needs too. Working directly with customers to ensure that the end product meets with and surpasses their initial expectations. The complete package – from a single source! Call 01493 844401 or visit www.ninety9design.co.uk

Art-Tech Architectural Services Limited

Art-Tech is a long established architectural consultancy covering all aspects of building works throughout the UK.

Email art-techarchitecture@hotmail.co.uk

Art-Tech Adventure Golf Services Limited is a specialist adventure golf course design and build consultancy, having constructed over 30 courses throughout the UK and Europe. Visit www.art-techgolf.com

NEAD We Are Norfolk: East

The We Are Norfolk project supports Primary Schools in East Norfolk to raise achievement through working with global issues and community cohesion.

Call Sandy or Rosie on 01493 857979 or visit www.nead.org.uk

RS Occupational Health Limited

RS Occupational Health is a leading independent provider of occupational health services. RSOH has an extensive knowledge base which, combined with a progressive approach, provides clients with an exceptionally high level of service. Call 0870 050 3456 or visit www.rsoh.co.uk

DESIGN 26 – creativity consultants

Theming, Branding, Illustration, Graphic Design, Web Design and Marketing. Call Adam Laws or John Kemp on 01493 853196 or visit www.design26.co.uk

The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ

Telephone: +44 (0)1493 852783 Email: enquiries@the-courtyard.co.uk

www.the-courtyard.co.uk

The Courtyard

CREATIVE SPACE



RENTS FROM ONLY £25 PER WEEK



LOFT LIVING – STUDIO WORKING



CRAFT WORKSHOPS

www.the-courtyard.co.uk

Welcome to The Courtyard – creative space for creative people, by the sea

At The Courtyard, our aim is to introduce the concept of an old-fashioned continental-style 'artisans quarter' with a 21st century twist – a creative melting pot in a carefully designed and attractive space where a mix of independent artisans and businesses can live and work in harmony.

The Courtyard is the brainchild of two partners – Joe Larter and Bruce Carter. Joe is no newcomer to innovative developments. He founded the highly successful Pleasurewood Hills theme park at Lowestoft, and today has business interests in the UK, New Zealand and the USA. Bruce's expertise is also in the attractions and theme park industry and he built up one of the leading art and theme studios in the UK. Together they hope to attract an eclectic mix of crafts people and creative businesses to The Courtyard, with a completion date set for June 2010.

WHAT WE OFFER

We plan to attract the public to our community to spend time and money whilst they visit. They can buy beer at the onsite brewery, enjoy a guided tour and relax with refreshments beneath the canopy in our delightful courtyard.

The Courtyard's first resident has been in situ for over a year and is the Blackfriars Brewery. We also have a contemporary glass designer, sign-maker and graphic design studio, architect and other varied small businesses.

Our ideal new tenants might range from a potter or sculptor to a model-maker, jewellery designer or other creative artisans working in wood, metal, glass – or anything unusual.

If you are looking for a studio-workshop, with or without living accommodation, at an affordable rent in a community of like-minded people, that will be promoted on your behalf as a creative family attraction, then please come and look around The Courtyard and talk to us about your needs.

LOFT LIVING, STUDIO WORKING

The Courtyard offers a new approach to the letting of office and studio space. Half of the building is already let, with 9000 sq ft of floor space on three floors still available. We have given care and attention to design in order to offer four 'living-and-working' units each comprised of a 'London loft-style' apartment above with studio workshop below. Each unit will have individual access from living to working areas via private staircases, with a 560 sq ft one-bedroom apartment with a 600 sq ft work space beneath.

Fully-fitted to a high quality with kitchens and shower rooms, these unfurnished 'living-and-working' units also include 500 sq ft of insulated storage loft space above.

Rents are expected to start at £10,000 per annum.

- Unit 1 (Beach View) 560 sq ft (living), 775 sq ft (working)
- Unit 2 560 sq ft (living) 600 sq ft (working)
- Unit 3 560 sq ft (living) 600 sq ft (working)
- Unit 4 550 sq ft (living) 550 sq ft (working).



AFFORDABLE CRAFT STUDIOS TO RENT

Whilst the upper floors of the building are dedicated to the concept of 'living-and-working' spaces, the ground floor boasts four 600 sq ft 'work only' lock-up areas available for rent.

Accessed from the ancient granite courtyard, from which the development takes its name, the units are ideal for local craftspeople who want to take advantage of the benefits of working in a creative hub with other like-minded businesses.

The workshops can be shared spaces, offering areas where individual craftspeople can work together as part of a community of artisans.

In addition, there is a unit on the ground floor which can become a joint display and sales area for tenants – conveniently positioned opposite the Blackfriars themed and licensed area.

Rents for shared areas are expected to start from £100 per month plus services. Whatever space you need we can probably provide it – with complete flexibility. We would like to invite all potential tenants to come for a viewing and discuss your needs with us.

THE COURTYARD DISPLAY AREA

To enhance the use of the courtyard area, we are providing a modern tented cover which is being custom-built by local specialist manufacturers Kirklands. This will provide an attractive alfresco space for craft events, exhibitions and gatherings and even the occasional musical evening, throughout the year.

OUR LOCATION

THE PLACE TO BE – BY THE SEA

It is an exciting time for the borough of Great Yarmouth with the opening of the long-awaited outer harbour. This significant investment has dramatically altered the shoreline and will not only change the nature of the port, but will also bring new trade and business opportunities to the town.

The Courtyard is ideally situated on Main Cross Road in part of the redevelopment area to take full advantage of these opportunities.

Regeneration continues to be at the forefront of the borough's work, with several ongoing projects.

Great Yarmouth has also been awarded one of the eight large casino licenses recently announced by the Government.

THE PLACE TO SEE – BY THE SEA

When it comes to a traditional seaside experience, Great Yarmouth is hard to beat and the unique offering at The Courtyard is sure to prove an attraction.

