

An Inspiring HQ at Bobby's

Managed by Patch

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Base your team at Bobby's

Bobby's is a much-loved landmark in the heart of Bournemouth. Take over a private HQ with terrace access alongside some of the town's most creative and ambitious businesses. Everything you need is on your doorstep: brilliant restaurants, a dynamic community, and easy access to the beach. It's a space designed to help your team thrive.



Work from a newly refurbished suite with sweeping city views

The space is fully managed and turnkey ready, so you can move in fast and get straight to work. Managed by Patch on flexible terms with one simple monthly bill, it's a seamless HQ solution designed to help you focus on what matters most.



Tap into the energy of Patch at Bobby's

Just downstairs, Patch's coworking and events space brings together Bournemouth's innovators, founders and creatives. The Patch team is on hand to support your operational needs, and you'll benefit from discounted access to meeting rooms and event space for your team and guests.

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A Local Landmark

Bobby's is an iconic address in the heart of Bournemouth. It offers the perfect location for your business and team, combining convenience, amenities, and inspiring surroundings.

The building is home to a carefully curated mix: fantastic restaurants, an independent makers' market, creative companies, and some of the South Coast's most successful businesses, including Gozney.

Patch, located on Bobby's first floor, is a vibrant new hub for the South Coast's entrepreneurs, creatives, and community builders.

Situated in the city centre, surrounded by shops and restaurants, less than a 10-minute walk from the beach, and with easy access to train stations, Bobby's puts everything you need within reach.

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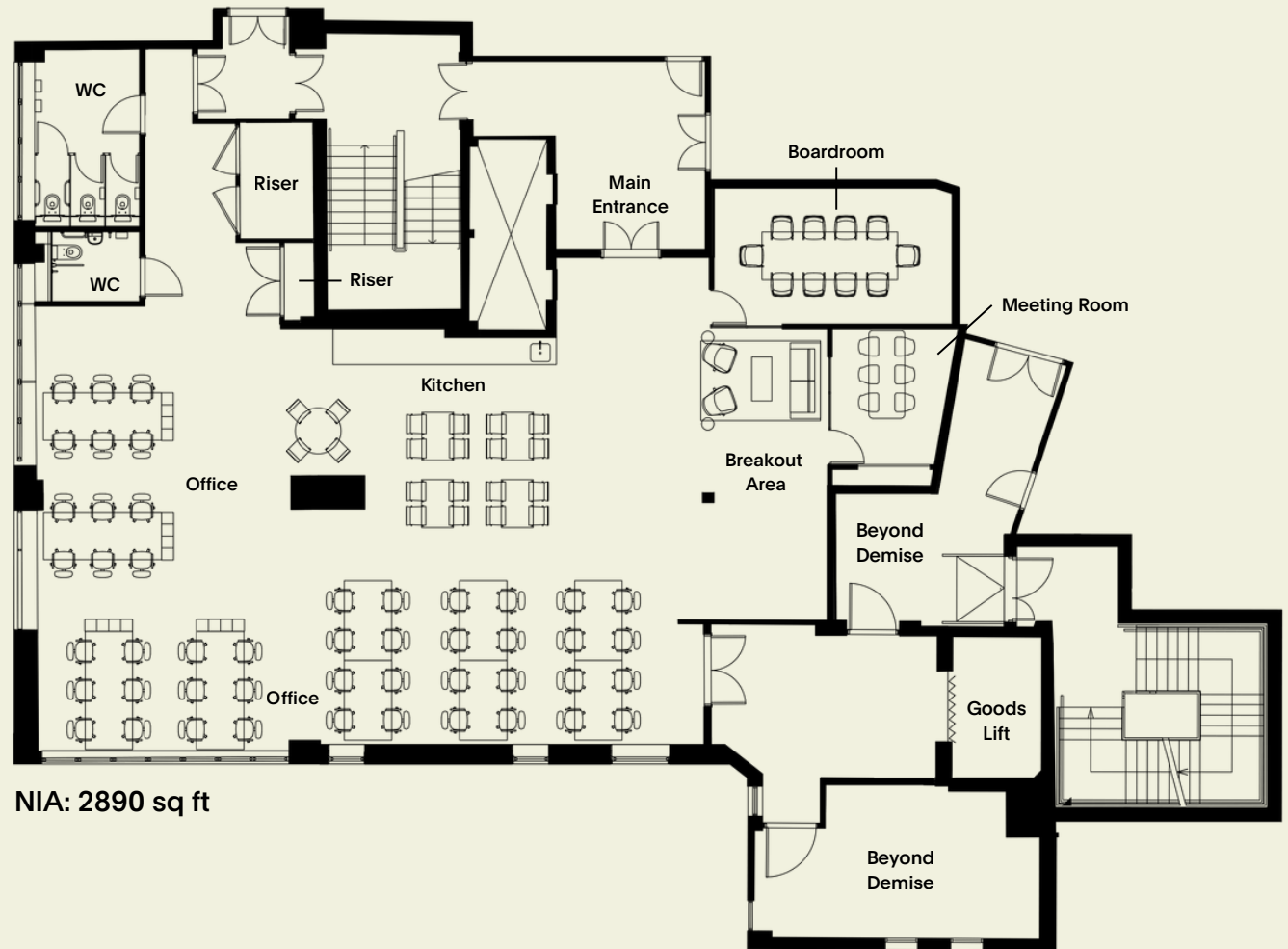
HQ Floor Plan

The HQ is newly refurbished and offers sweeping city views. Access is via a newly built courtyard terrace with outdoor seating and a timber pergola.

The self-contained suite includes a dedicated private entrance, a generous kitchen, breakout space, boardroom, and meeting room. It is currently fitted with 48 timber-top workstations and ergonomic chairs, and features four private WCs.

The space is move-in ready, with options to adapt the layout to suit your needs. Upgrades are available, with power for up to three private phone booths and a printer already installed, and further customisation possible to match your team's aspirations.

(Indicative floorplan, final layout may vary.)



NIA: 2890 sq ft

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The Details



Best-in-class Facilities

The HQ comes equipped with:

48 workstations and task chairs

Large boardroom

Meeting room

Kitchen

4 WCs

Breakout areas

Access to communal terrace with seating

Optional Extras

Phonebooths (there is space for up to 3)

Printer

IT upgrades

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Hassle-free Operations

One all-inclusive monthly fee covers:

Business-grade fibre connection

Business rates

Utilities

Registered business address

Dedicated entrance

Daily cleaning

Complimentary tea, coffee and milk

Secure access system

24/7 access, 7 days a week



The Patch Community

Your Managed by Patch membership unlocks community benefits including:

Networking opportunities with Patch's thriving ecosystem of innovators, founders and creatives

Access to Patch's events programming

A 20% discount on meeting room and event space bookings

Price on Application

Reach out to Sarah Stokes, Patch's Office Sales Lead for more information:
07900 430138 | sarah@patch.work

Spaces to Meet & Gather

Patch's meeting rooms and event spaces are simple to book and give your team extra room to collaborate, create, and impress.

As a Managed by Patch member, you enjoy a 20% discount on all bookings, making it easy to host meetings, workshops, or events without the hassle.

Choose from a range of boardrooms and meeting rooms, all equipped with high-quality AV and video conferencing, perfect for team catch-ups, client presentations, or making a lasting impression.

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Market

A characterful, cafe-style space equipped with a bar, overlooking Bournemouth Square.



Academy

A light-filled studio equipped with state-of-the-art technology and movable tables and chairs to suit a range of business functions.



B Hive

A fully-equipped, 12-person boardroom with video conferencing



Writers' Room

A high-quality, 10-person meeting room equipped with video conferencing.



Huddle

A high-quality, 5-person meeting room equipped with video conferencing.

Why Choose Managed by Patch?

We handle the detail to power an exceptional workday experience.

You focus on the business.

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Managed by Patch

Fully serviced and ready to move in. With flexible term licences and a two-month deposit.

All-inclusive monthly pricing covering wifi, cleaning, energy, security, business rates and more.

Best-in-class facilities including design-led environments, meeting rooms, breakout space, and your own fully stocked kitchen.

A dedicated on-site team acting as an extension of your business to support your operational needs

Rapid deployment. Move into a fully customized HQ in weeks, not months, with zero project management downtime for your leadership team.



Traditional Office

A delayed start date accompanied by complex, lengthy negotiations. With long-term contracts and a six or twelve month deposit.

High upfront costs and ongoing separate payments to multiple suppliers. All arranged by yourself.

Typically unfurnished, without access to other event, community and F&B environments within the building.

Operational isolation. You are responsible for front-of-house and back of house, including unplanned facilities problems.

Distraction and delay. A complex timeline of legal, design, and construction phases that distracts leadership from core business goals for 6–9 months.

Meet Your Support Team

Hello, we're Ben & Karley

We're here to help you get settled into your new home at Patch in Bournemouth.

If you have questions during your time with us, we're here to help.



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Ben Newton
Operations Director



Karley Woodford
Bournemouth Site Director

Need more information?

We'd love to hear from you. Reach out to Sarah Stokes, Patch's Office Sales Lead:

07900 430138 | sarah@patch.work

She'll be happy to answer your questions and help you explore the space.



1st Floor at Bobby's, The Square, 2-12 Commercial Road, Bournemouth BH2 5LP

