



## Grow On Centre, Bristol & Bath Science Park

Dirac Crescent, Emersons Green, Bristol, BS16 7FR

**Bristol & Bath Science Park  
is a world-class environment  
that provides the space,  
flexibility & support for  
science & technology  
businesses**

**2,067 to 2,592 sq ft**  
(192.03 to 240.80 sq m)

- 3.8m floor to ceiling heights
- Displacement ventilation air conditioning and heating system
- Intelligent low glare lighting system
- 500mm raised access floors
- EPC B Rating
- Approximately 200 onsite parking spaces available including 9 electric charging points

Summary

Available Size	2,067 to 2,592 sq ft
Rent	£24 per sq ft
Service Charge	Upon Enquiry
Car Parking	Approximately 200 onsite parking spaces available including 9 electric charging points
Legal Fees	Each party to bear their own costs
EPC Rating	B (29)

Description

The BBSP Spark One building is split into two wings, connected via the central Hub which provides a large collaboration area along with onsite café allowing companies to interact, network, attend events and provides a high quality working environment which goes a long way to attracting talent. Externally, the park provides table tennis tables and green space to relax in. There is car parking for approximately 200 cars and there are 9 electric charging points.

Location

Bristol and Bath Science Park is a world-class environment that provides the space, flexibility and support for science and technology businesses to accelerate their growth and success.

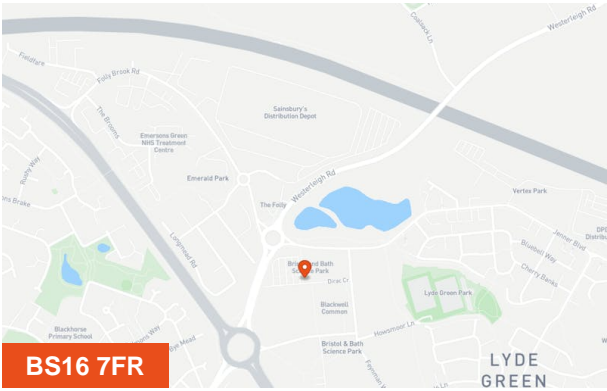
Situated in Emersons Green, the Park is just 2.5 miles from the M32 which links directly to Bristol city centre and the M4/M5 motorways. Parkway mainline station is just 6 miles to the south west, with a regular journey time to London of 1 hour 30 minutes. The Park is also situated on the Cities Metro bus network providing fast links to UWE and the City Centre.

In addition, there is a nearby district centre offering a range of shops, with a hotel and various restaurants/pubs within walking distance.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Suite D&E	2,592	240.80	Available
1st - Suite A	2,067	192.03	Available
Ground - Suite 1	2,706	251.40	Let
Total	7,365	684.23	



Viewing & Further Information

**Natalie Bennett**  
0117 946 4534 | 07799 773808  
natalie.bennett@htc.uk.com

**Freddie Myatt**  
0117 923 9234 | 07385 045218  
Freddie.Myatt@htc.uk.com

**Chris Grazier**  
0117 923 9234 | 07788 105 578  
chris.grazier@htc.uk.com

**Polly Smart (Knight Frank)**  
+44 1179 174 550 | +44 7929 673 626