

BRISTOL & BATH SCIENCE PARK

TO LET ↗

- > Office accommodation
- > From 1,621 sq ft to 6,952 sq ft
- > Available now

Connect, Grow, Succeed



Bristol & Bath
Science Park

INTRODUCTION

Empowering your people to thrive

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.

In the Science Park, we currently have six Grow on / Hub tenants, 40 physical tenants and 53 virtual tenants. Externally, the park provides table tennis tables and green space to relax in and exercise whether walking, running or cycling.



AEROSPACE



ADVANCED ENGINEERING



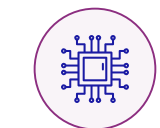
CLEAN ENERGY



DIGITAL AND CREATIVE



HEALTH AND LIFE SCIENCES



AI, ROBOTICS & CYBER SECURITY



THE GROW ON CENTRE

What spaces do we have to offer?

The BBSP One building is configured into two wings, connected via the Forum central hub which provides a large collaboration area along with an onsite café allowing companies to interact, network and attend events.



GROW ON CENTRE Availability

Office	Size (sq ft)	Size (sq m)
1 st Floor - Suites D&E	2,625	243.9
Ground Floor - Suite 1	2,706	251.4



THE INNOVATION HUB

What spaces do we have to offer?

The Innovation Hub is configured over ground and two upper floors providing communal kitchens and fully fitted office space. Occupiers have access to the Forum within the Grow on Centre providing additional collaboration space and an onsite café.

INNOVATION HUB Availability

Office	Size (sq ft)	Size (sq m)
1 st Floor	1,621	150.6

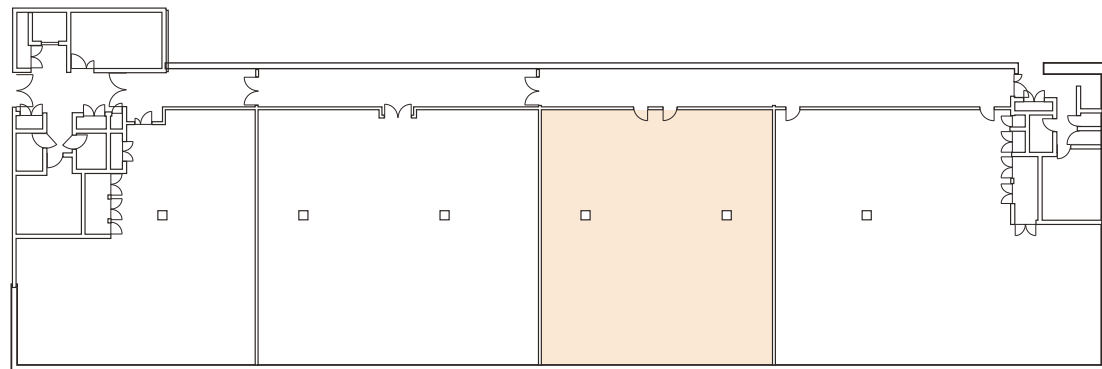


SPECIFICATIONS

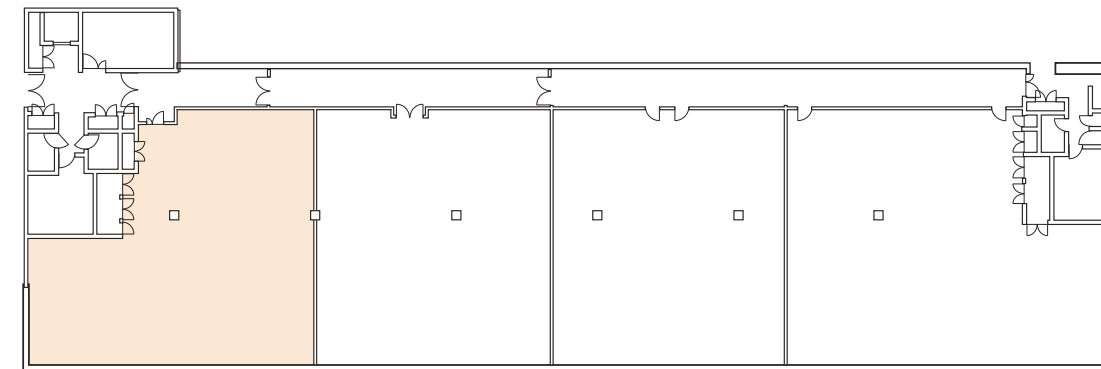
What can we expect?

The available offices benefit from the following specifications:

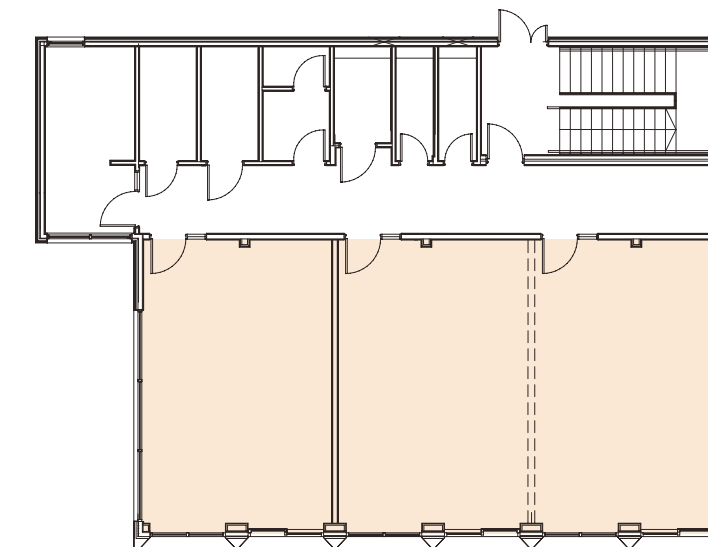
GROW ON CENTRE (D & E)



GROW ON CENTRE (SUITE 1)



INNOVATION HUB (1ST FLOOR)



-  **LOW GLARE LIGHTING**
-  **RAISED ACCESS FLOORS**
-  **OPENABLE WINDOWS**
-  **3.8M FLOOR TO CEILING HEIGHT**
-  **DISPLACEMENT VENTILATION AIR HANDLING AND HEATING SYSTEM**

-  **FULLY FITTED**
-  **CARPETED RAISED ACCESS FLOORS**
-  **SUSPENDED CEILINGS**
-  **INTELLIGENT LOW GLARE LIGHTING**
-  **VRF AIR CONDITIONING**
-  **ACCESS TO KITCHEN FACILITIES**
-  **BALCONY**

Occupiers will have the use of the additional facilities in the Grow on Centre including shower facilities, shared kitchenettes, onsite café, collaboration spaces within the Forum and bookable meeting rooms with video conferencing.

FACILITIES

An environment for success



200 onsite car parking spaces



20 EV charging points
Feynman Way (public): 8
Main car park (tenants): 12



Accessible commuter links and road network



Onsite cafe



Flexible meeting and conference spaces



Collaboration spaces



High speed gigabyte internet connectivity



24 hour security and access



Secure key card access



Convenient access to local shops and amenities

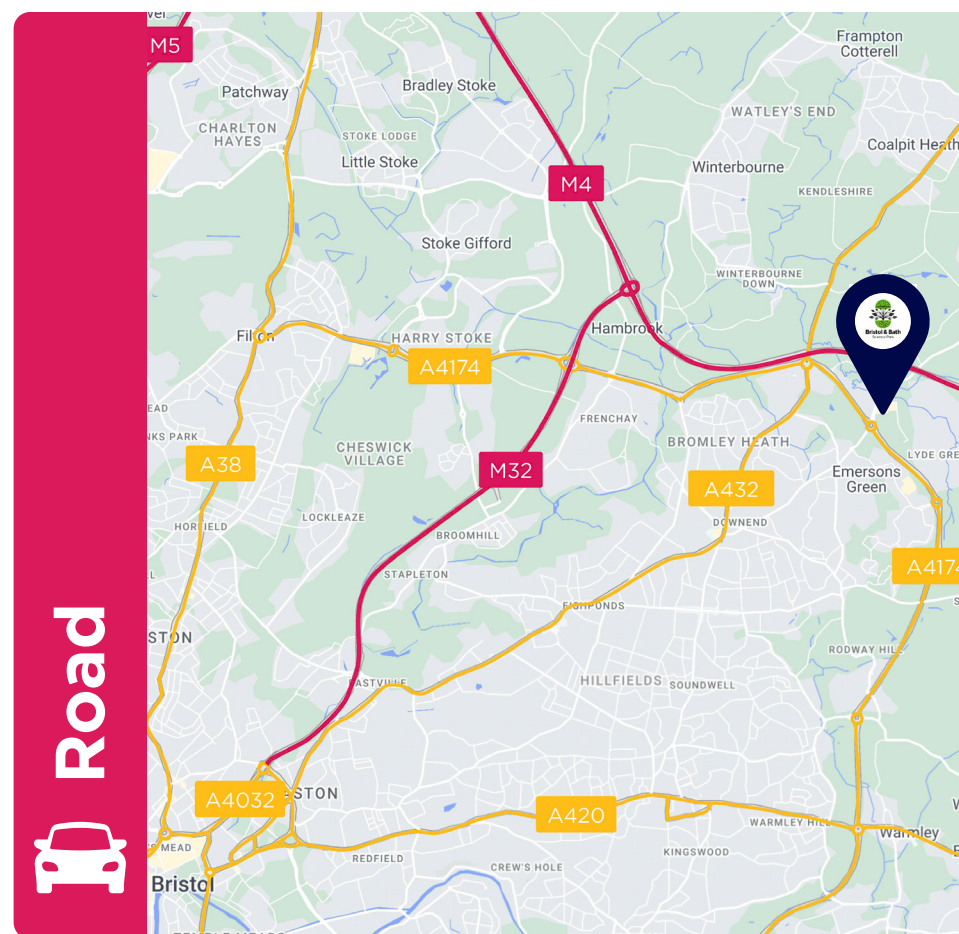
LOCATION

Easy to get to. Easy to enjoy.

Emersons Green, Bristol, BS16 7FR

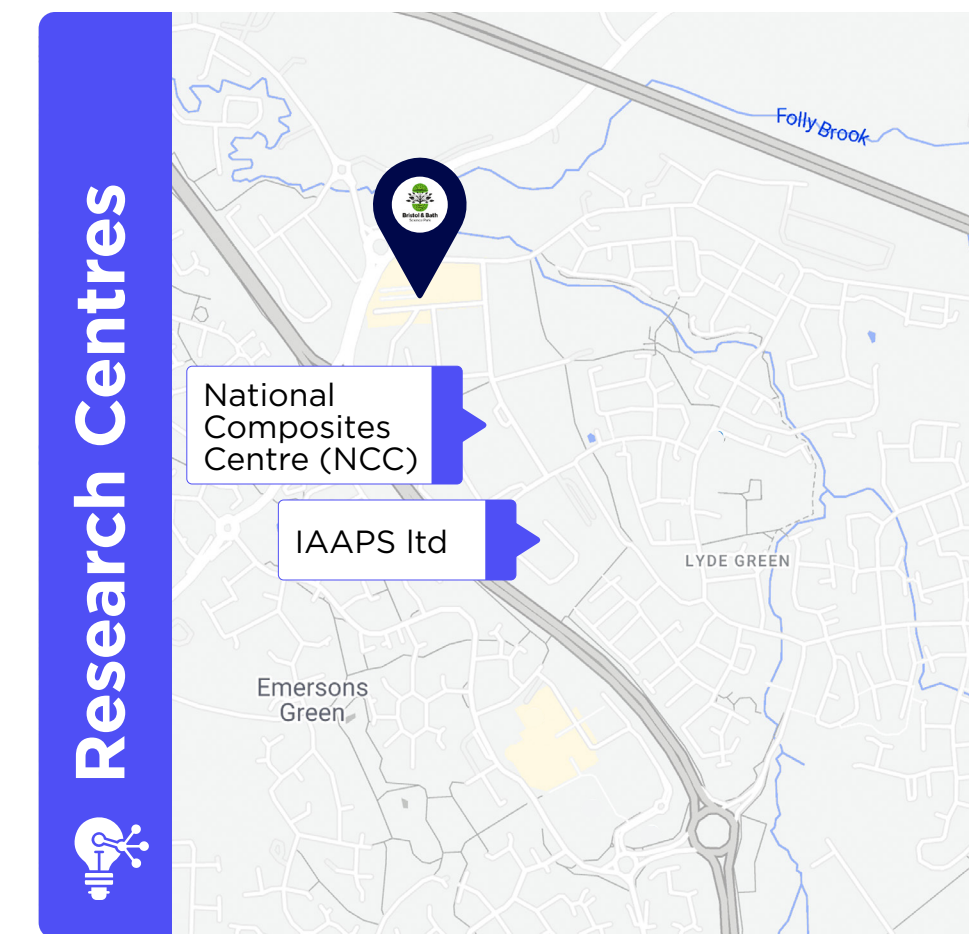
Situated in Emersons Green, the Park is just 2.5 miles from the M32 which links directly to Bristol city centre and the M4/M5 motorways.

The Science Park is 8 miles from Bristol city centre and 13 miles from central Bath. It is situated on the Metrobus network providing fast links to UWE and Bristol city centre. Bristol Parkway train station is less than 5 miles with a regular journey time to London of 90 minutes.



ROAD ACCESS

M32/M4 J19	4 miles
M4/M5 Interchange J20	7 miles
M4 J18	7.5 miles
Bristol City Centre	8 miles
Bath City Centre	13 miles



RESEARCH ACCESS

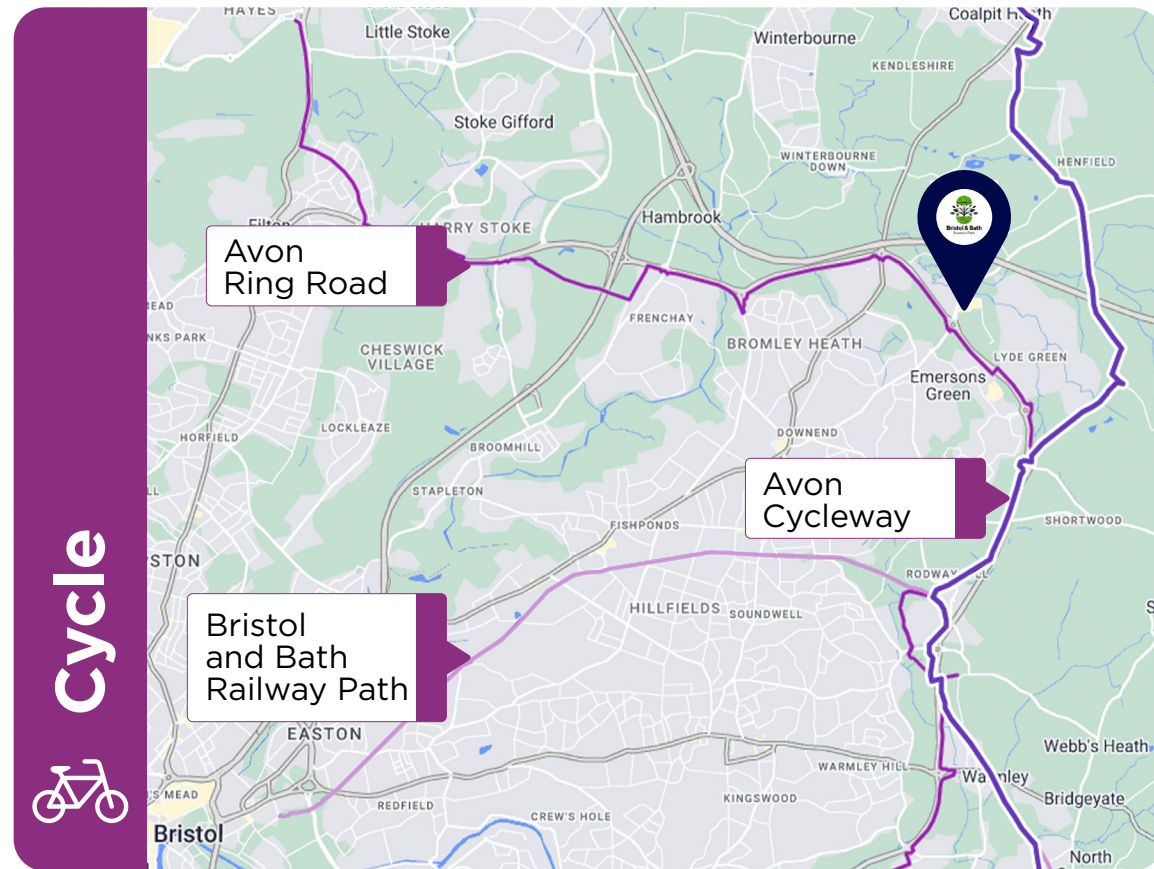
National Composites Centre (NCC)	0.2 miles
IAAPS Ltd	0.4 miles

N.B. These institutions are operated / sponsored by Bristol University and Bath University respectively.

LOCATION

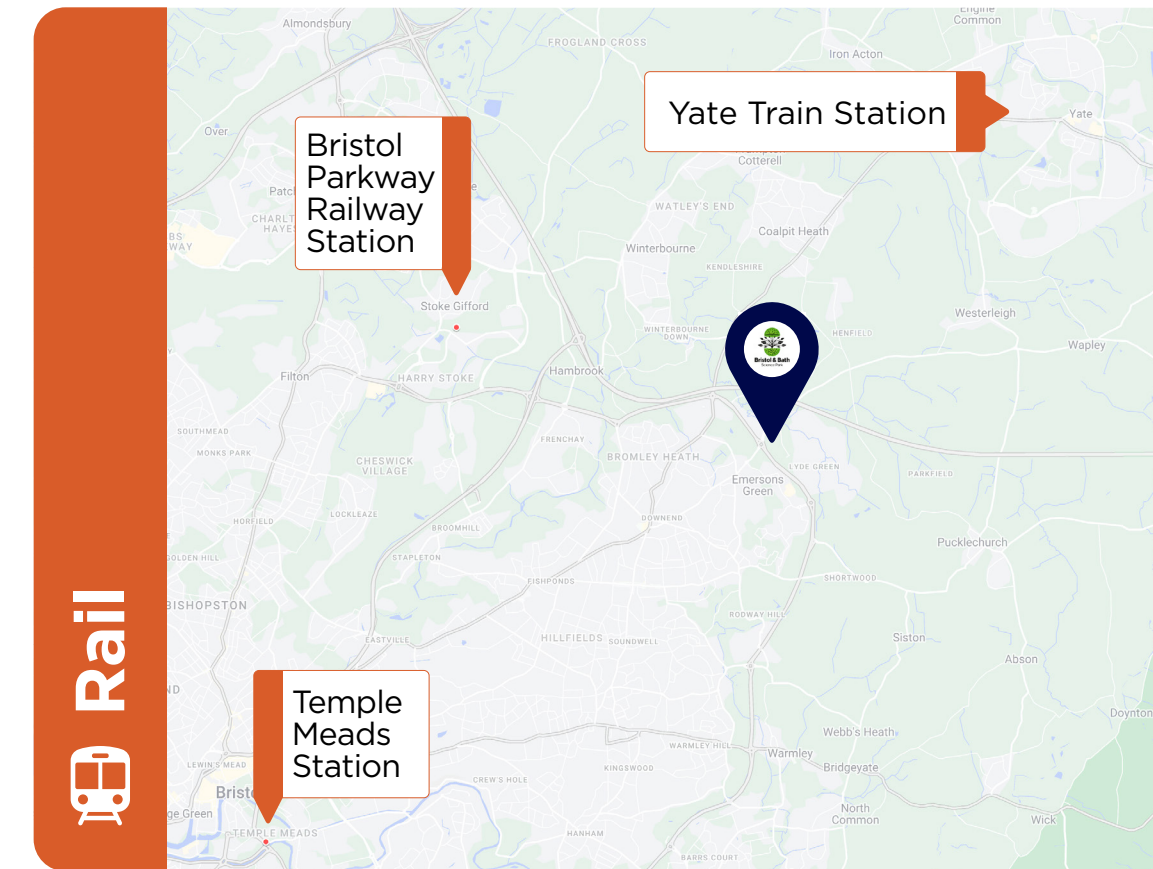
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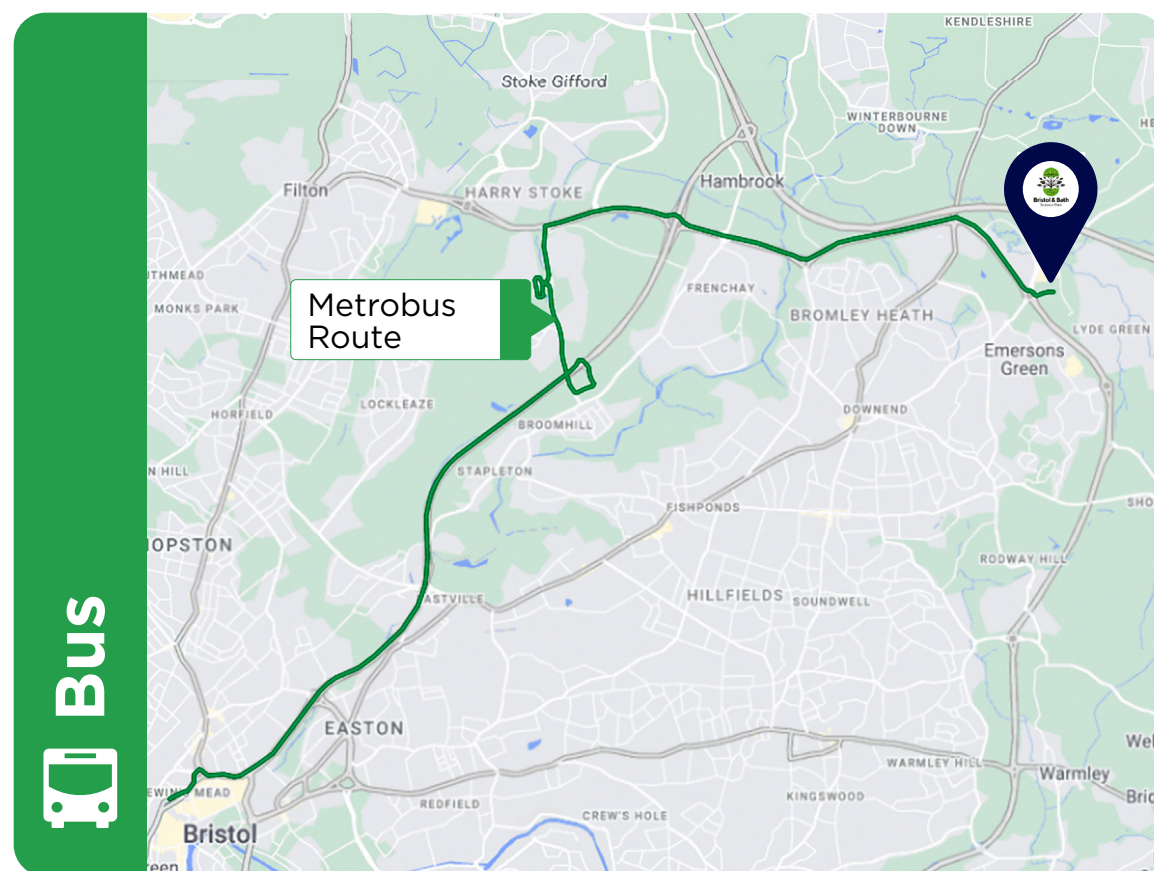
CYCLE ACCESS

- Avon Cycleway
- Bristol and Bath Railway Path
- Avon Ring Road



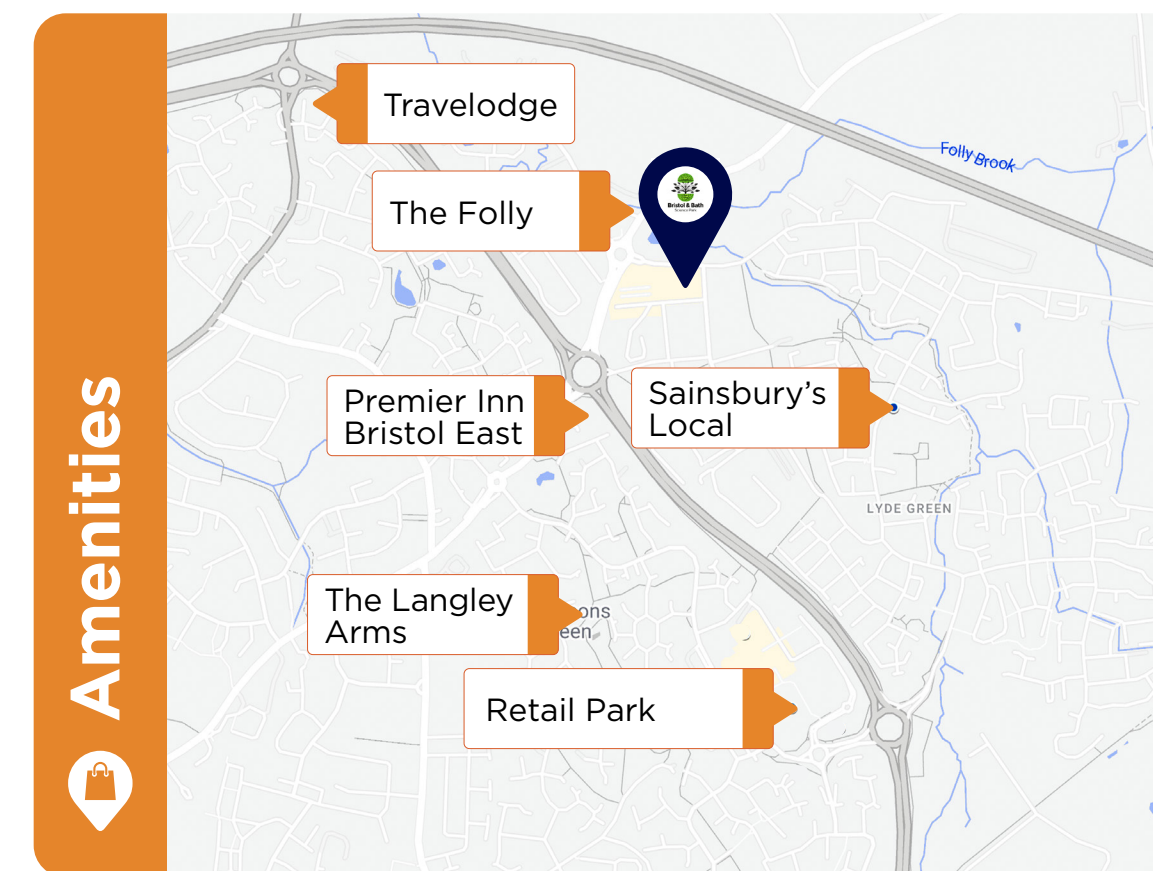
TRAIN ACCESS

- Bristol Parkway Railway Station 4 miles
- Yate Train Station 5 miles
- Bristol Temple Meads 8 miles



BUS ACCESS

Metrobus
 Runs every 20 minutes
 Bristol The Centre (C2)
 - Science Park: 34mins



AMENITIES ACCESS

	Driving (miles)	Walking (miles)
Sainsbury's Local	0.8	0.5
Retail Park	1.3	0.8
The Folly	0.4	0.3
Premier Inn	0.6	0.3
The Langley Arms	0.9	0.7
Travelodge	0.9	0.8

CONTACT

Viewing & Further Information:

Viewings strictly by appointment through the joint agents:

**Hartnell
Taylor Cook**

**Knight
Frank**

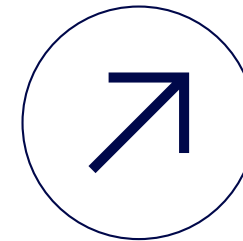


**Hartnell
Taylor Cook**

**Knight
Frank**

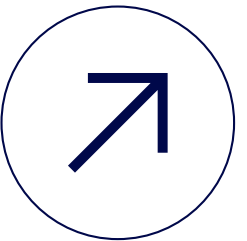
Natalie Bennett

0117 946 4534 | 07799 773 808
natalie.bennett@htc.uk.com



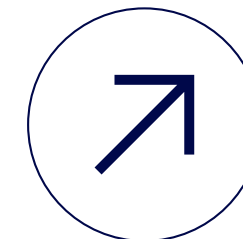
Andy Smith

0117 917 4537 | 07443 983 253
Andy.Smith@knightfrank.com



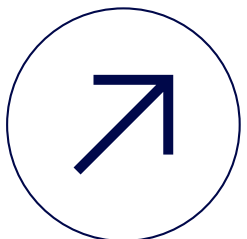
Chris Grazier

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



Polly Smart

01179 174 550 | 07929 673 626
Polly.Smart@knightfrank.com



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