



## Innovation Hub, 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

**1,621 sq ft**  
(150.60 sq m)

- High quality office accommodation
- Intelligent low glare lighting system
- VRF air conditioning and air source heat pumps with heat recovery
- EPC A Rating
- Approximately 200 onsite parking spaces available including 9 electric charging points

# Innovation Hub, Bristol & Bath Science Park, Dirac Crescent, Emersons Green, Bristol, BS16 7ER

## Summary

Available Size	1,621 sq ft
Rent	£25 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	A (25)

## Description

The Innovation Hub is a newly developed office building located adjacent to the established Science Park offices which also have two suites available to let. The available accommodation within The Innovation Hub is located on the first floor.

The offices benefit from carpeted raised floors, suspended ceilings and low glare lighting. There is a kitchenette and WCs also on this floor. Occupiers will have the use of the additional facilities in the neighbouring building with onsite cafe, large collaboration area for networking and holding events.

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 & 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.

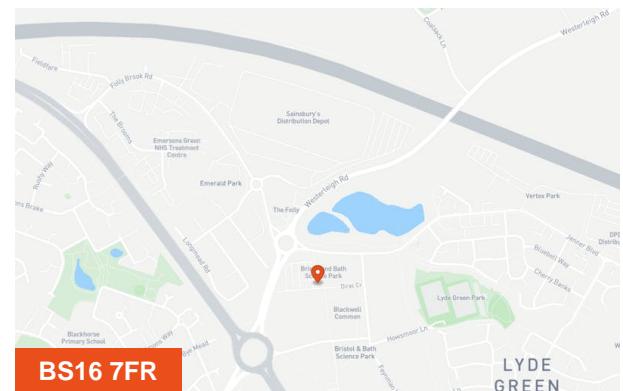
Situated in Emersons Green, the Park is just 2.5 miles from the M32 which links directly to Bristol city centre and the M4/M5 motorways. Parkway mainline station is just 6 miles to the south west, with a regular journey time to London of 1 hour 30 minutes. The Park is also situated on the Cities Metro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

Name	sq ft	sq m	Availability
Ground - Suite 1 - Innovation Hub	858	79.71	Let
Ground - Suite 2 - Innovation Hub	423	39.30	Let
1st - Innovation Hub	1,621	150.60	Under Offer
<b>Total</b>	<b>2,902</b>	<b>269.61</b>	



## Viewing & Further Information

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