

# BRISTOL & BATH SCIENCE PARK

## TO LET

- > Office/Lab accommodation
- > From 2,625 sq ft to 8,471 sq ft
- > Available now

Connect, Grow, Succeed



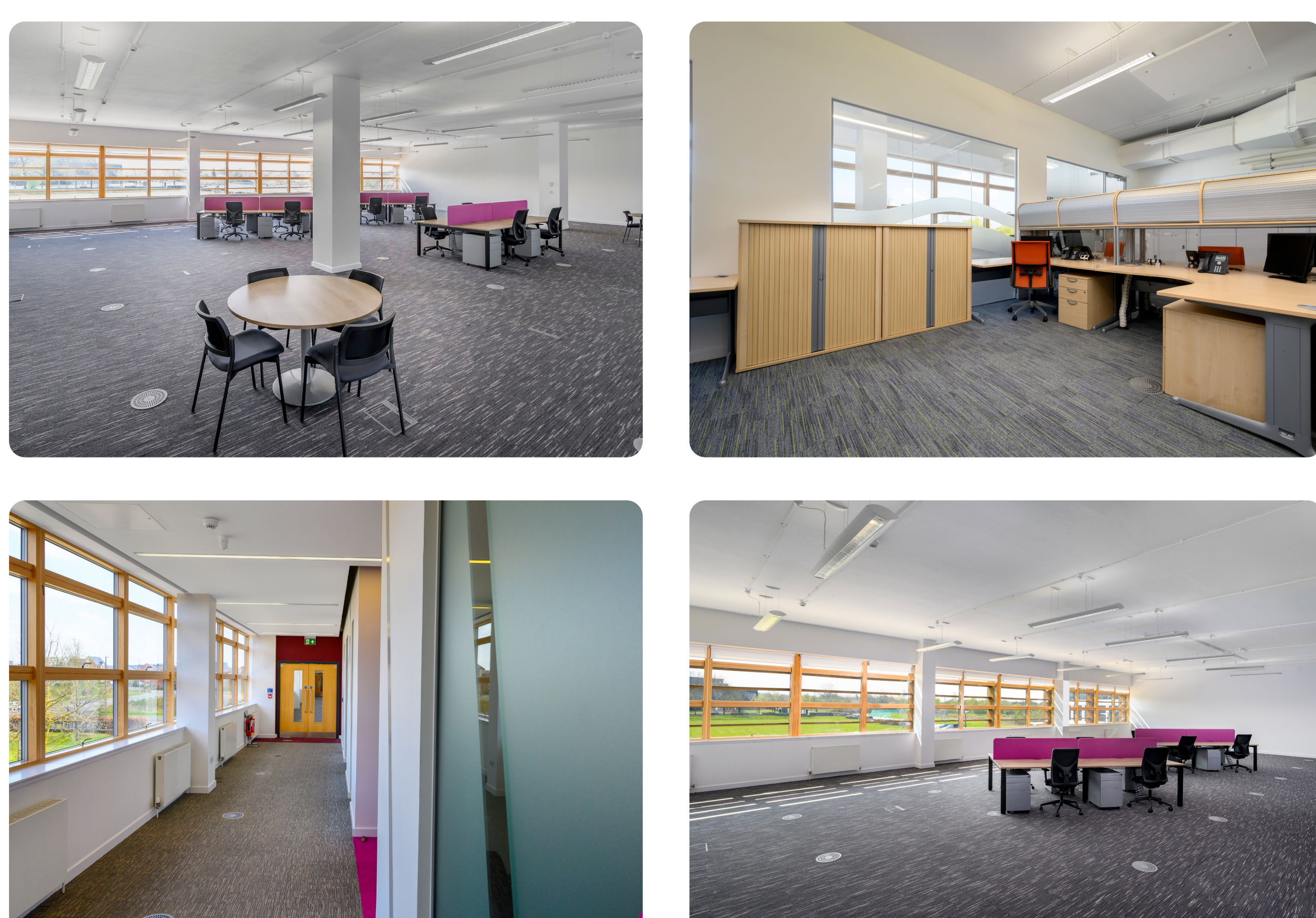
## AVAILABILITY

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, attend events.

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. The office suites are available as follows:

Office	Size (sq ft)	Size (sq m)
1 <sup>st</sup> Floor - Suites B&C	3,140	291.7
1 <sup>st</sup> Floor - Suites D&E	2,625	243.9
1 <sup>st</sup> Floor - Suites B,C,D&E	5,765	535.6
Ground Floor - Suite A	2,706	251.4



## 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.

BBSP is part of the fastest growing technology cluster in Europe. Every area of the Park is designed to support businesses through every stage of growth, providing a nurturing environment for ambitious tenants in areas such as:

- AEROSPACE**
- ADVANCED ENGINEERING**
- CLEAN ENERGY**
- DIGITAL AND CREATIVE**
- HEALTH AND LIFE SCIENCES**
- AI, ROBOTICS & CYBER SECURITY**



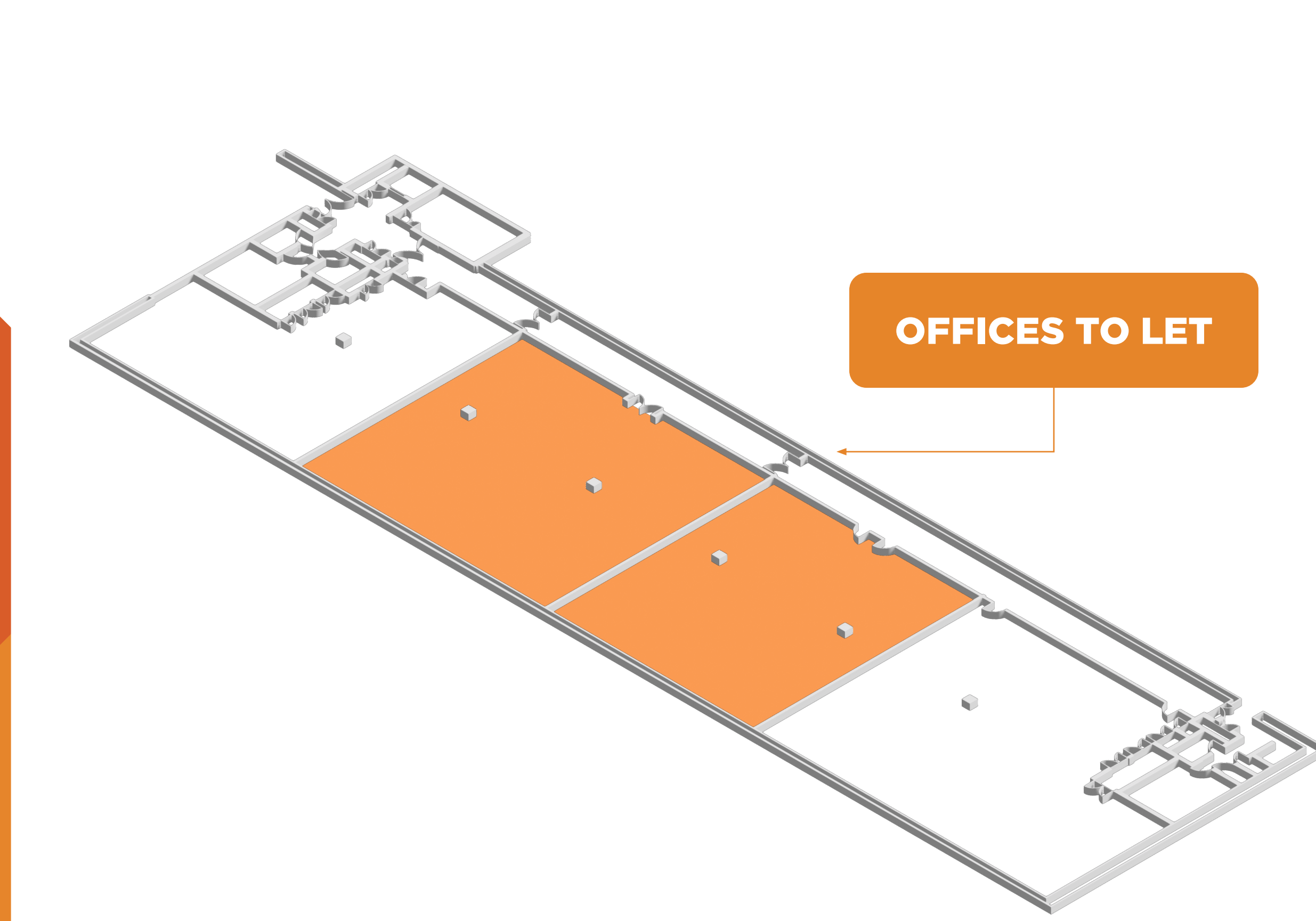
## FACILITIES

An environment for success

<b>200 onsite car parking spaces</b>	<b>20 EV charging points</b> Feynman Way (public): 8 Main car park (tenants): 12	<b>Accessible commuter links and road network</b>	<b>Onsite cafe</b>	<b>Flexible meeting and conference spaces</b>
<b>Collaboration spaces</b>	<b>High speed gigabyte internet connectivity</b>	<b>24 hour security and access</b>	<b>Secure key card access</b>	<b>Convenient access to local shops and amenities</b>

## SPECIFICATIONS

What can we expect?



The available offices benefit from the following specifications:

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

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

## 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 / governed by Bristol University and Bath University respectively.

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**CYCLE ACCESS**

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

**BUS ACCESS**

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

**TRAIN ACCESS**

- Bristol Parkway Railway Station
- Bristol Temple Meads 8 miles

**AMENITIES ACCESS**

	Driving (miles)	Walking (minutes)
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:



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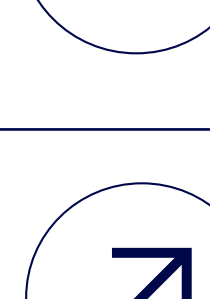


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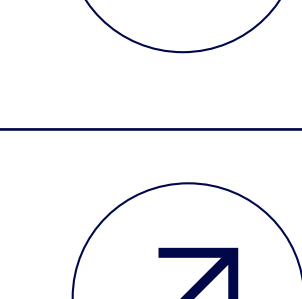
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