

BRISTOL & BATH SCIENCE PARK



GDV:
c.£150m

USE: R&D campus

LOCATION: Emersons Green

PLANNING AUTHORITY: South Gloucestershire Council

CURRENT STAGE/STATUS:

The BBSP Gateway policy is for R&D/technology based activity

In operation, with some vacant plots available for development

Outline consent exists for site – South Gloucestershire Council renewing

Subject to (full) planning permission, permitted uses will be either B1, or where complementary to the growth of the science park B2, B8 and other uses within class E

Transactions may depend on the buyer securing planning permission

Bristol & Bath Science Park is a hub for science and technology businesses, offering space, flexibility and support to accelerate growth.

The park hosts a variety of science and R&D companies, including major organisations like the NCC and IAAPS, which provide 312,000 sq ft of R&D space. New premium, commercial development land is for sale, with potential for individual buildings up to 90,000 sq ft (subject to planning).

South Gloucestershire Council manages the Forum and Innovation Hub buildings, offering 55,000 sq ft of serviced office and grow-on space for start-ups and SMEs in the knowledge sector.

KEY FACTS

- At the centre of a significant research and innovation cluster
- Metrobus links to central Bristol
- South Gloucestershire Council offering site sales on a new 250-year term basis – long leasehold
- Peppercorn ground rental
- Service charge for the maintenance and management of common parts

INVESTMENT PROPOSITION

Opportunity to purchase or develop plots for R&D, innovation and science-led commercial uses. Flexible opportunities for support and investors seeking space close to major research assets, specialist firms and transport links.