



BATH QUAYS NORTH

USE: Employment, R&D, innovation, retail, hotel

LOCATION: Bath city centre

PLANNING AUTHORITY: Bath & North East Somerset Council

CURRENT STAGE/STATUS: Outline consent exists for office, hotel, housing and public space

DELIVERY START ON SITE: Ongoing phased delivery, with multi phases completing between 2026-2030

PHASING: Waterside Park and Quays Bridge complete. Residential (plots 6 and 7) to commence in summer 26. Employment and further mix of uses to follow

A flagship element of the Bath Riverside Innovation District, Bath Quays North is transforming prime city centre riverside land into modern workspace, R&D, hotel and civic space, homes and public realm.

Designed to attract inward-investing occupiers, support high-skilled employment and complement Bath’s heritage core, the scheme sits at the heart of an emerging innovation ecosystem that expects to generate hundreds of new jobs and strengthen local economic diversity.

Bath Quays North is designed to unlock Grade A office and innovation space, attract inward investment and enable firms to co-locate with world class research and talent in a new £30m business accelerator/scale up facility.

KEY FACTS:

- Part of the wider Bath Quays regeneration along the River Avon
- Mixed-use scheme:
 - offices (172,000 sq ft)
 - retail, food and drink, hotel (c.130 beds)
 - c.180 homes in 2 phases
- New streets, pedestrian connections, and public realm to improve city centre flow
- Detailed planning permission obtained

INVESTMENT PROPOSITION:

Pre-let office and innovation space offering routes for institutional capital into hotel and office assets, with long-term mixed-use value creation. The scheme could support an estimated 1,900 high-value roles, targeting EPC A and BREEAM Excellent standards.