



PRODUCTION QUARTER

USE: Industrial, manufacturing, R&D

LOCATION: West of Bath city centre

PLANNING AUTHORITY: Bath & North East Somerset Council

CURRENT STAGE/STATUS: Production Quarter Masterplan adopted and opportunities for intensification being taken forward. Planning granted for new Rotork HQ (80,000 sq ft)

The Production Quarter brings together Locksbrook, Brassmill and Weston Island to form Bath’s primary location for industrial, manufacturing and R&D activity. It is an established industrial location with major occupiers already in place, supported by a strong engineering and manufacturing base. This creates a clear opportunity to retain and expand productive uses in a city where employment land is constrained and demand for well-located industrial space remains strong.

The area is a strategically significant employment cluster on the River Avon, identified for long-term intensification through the new Local Plan. Its riverside setting within a high-value heritage city gives it a distinctive investment proposition, combining access to skilled labour, universities and R&D assets with the potential to modernise existing space, increase employment density and support long-term value creation.

KEY FACTS:

- 500,000 sq ft of existing employment floorspace, with clear support for intensification and renewal
- Capacity to significantly increase employment density and floorspace through redevelopment and modernisation
- Practical completion: 2043

INVESTMENT PROPOSITION:

Opportunity to deliver modern industrial and manufacturing space in a supply-constrained city, including redevelopment and estate intensification

Scope for phased investment, combining asset repositioning with new development to drive long-term value growth