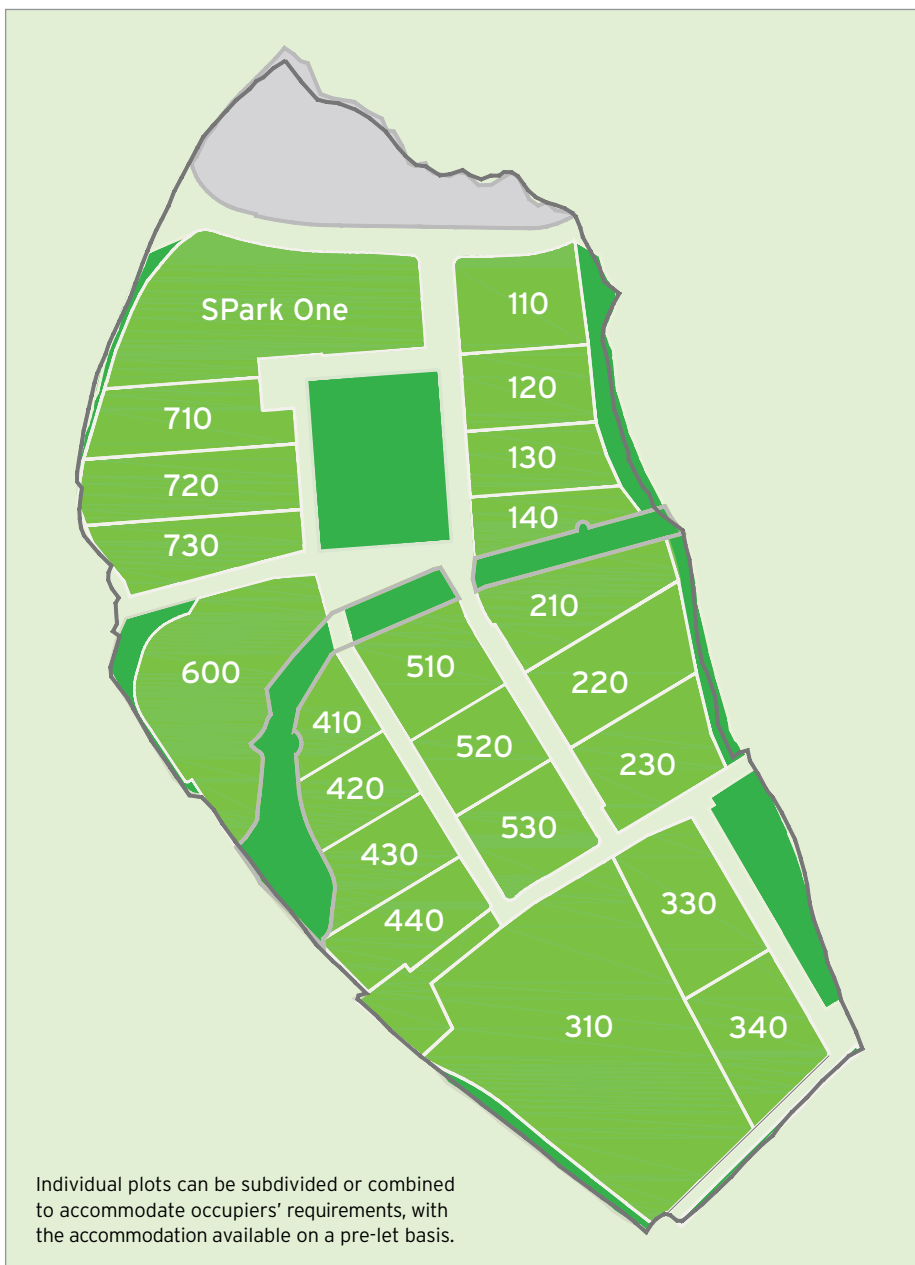


SPark: The Masterplan



The individual plots at SPark are designed to meet the requirements of a range of business activities, from laboratories and workshops to offices and networking space.

Significant flexibility will be embedded in the leases and design, enabling reconfiguration of space to meet the fast-changing needs of successful, knowledge-based businesses.

Individual plot sizes

PLOT	APPROX. PLOT SIZE (ACRES)
110	1.378
120	1.139
130	1.040
140	0.827
210	1.512
220	1.633
230	1.485
310	7.260
330	1.683
340	1.533
410	0.687
420	0.913
430	1.096
440	1.185
510	1.341
520	1.112
530	1.249
600	3.138
710	1.448
720	1.639
730	1.305

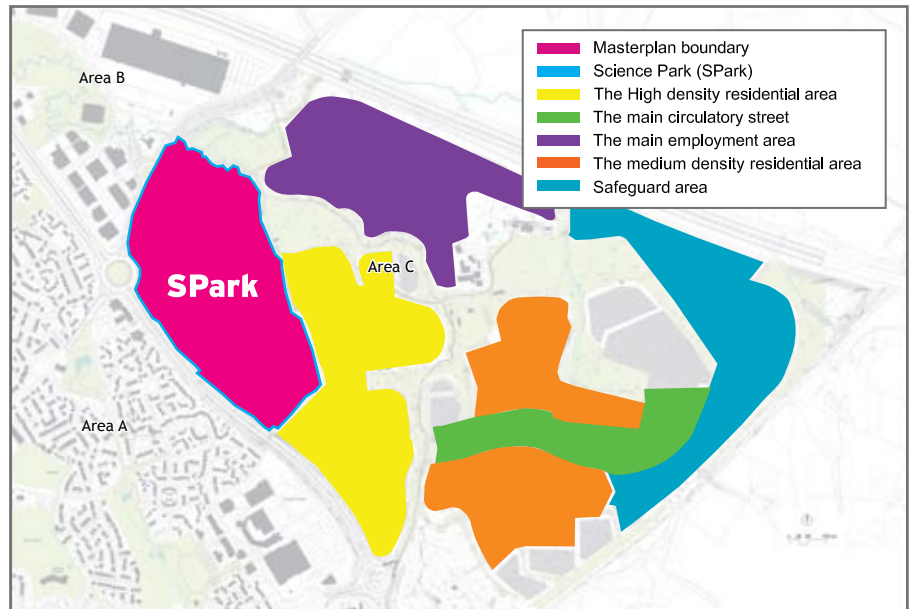
SPark is a fully integrated project

It is part of a wider mixed-use development project in Emersons Green to the north east of Bristol, which will comprise some 2,800 new homes and a range of community and social infrastructure facilities.

SPark is well located and easily accessible at both strategic and local level, providing efficient and safe connections to many destinations.

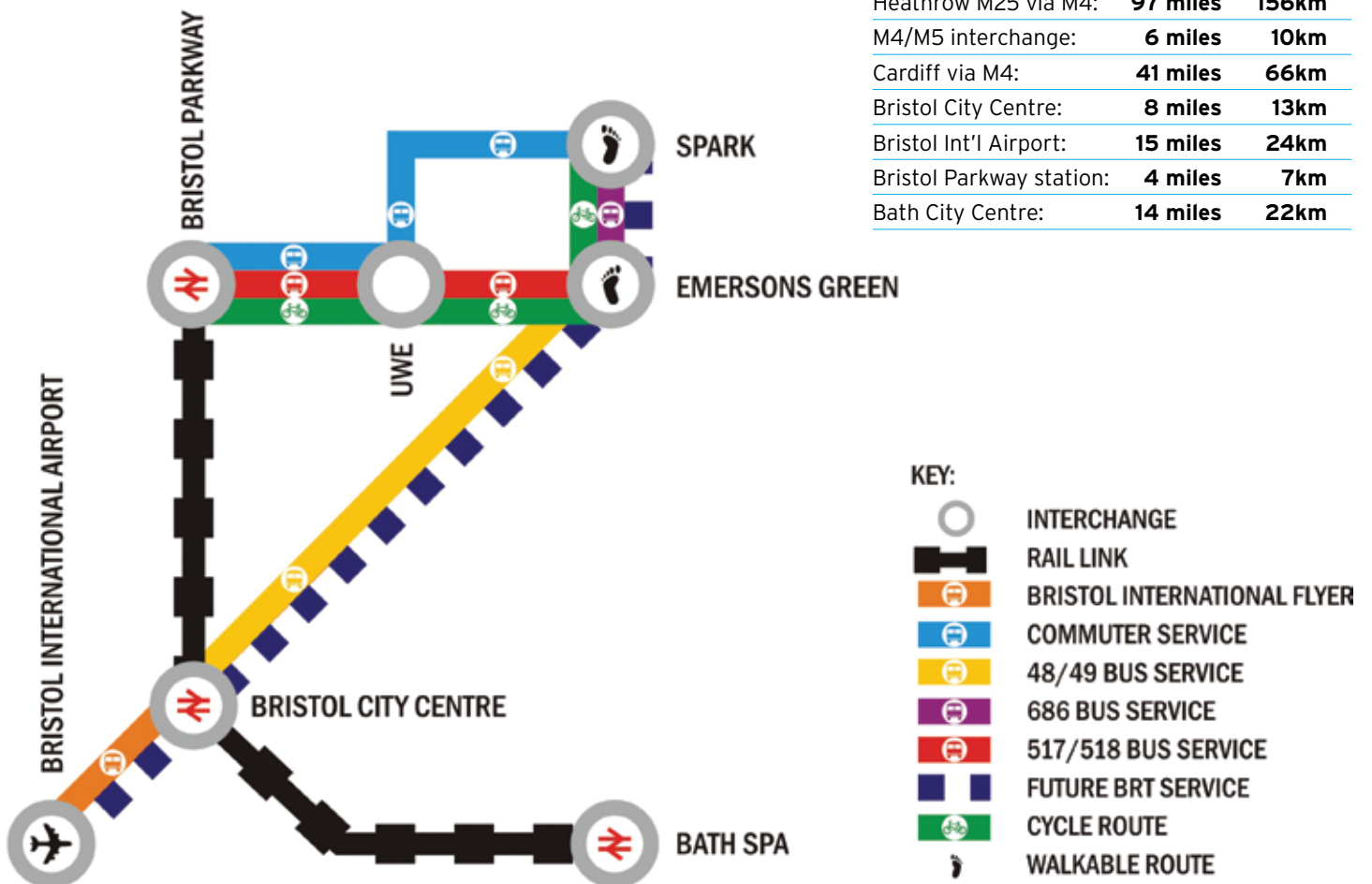
SPark offers a flexible approach to transport provision. Sustainable transport is encouraged through strong links to the local area and the provision of convenient bus, cycle and walking routes.

By limiting the walking distances, obstructions and severance, the level of accessibility to local facilities is maximised.



Distance Table

London via M4:	120 miles	192km
Heathrow M25 via M4:	97 miles	156km
M4/M5 interchange:	6 miles	10km
Cardiff via M4:	41 miles	66km
Bristol City Centre:	8 miles	13km
Bristol Int'l Airport:	15 miles	24km
Bristol Parkway station:	4 miles	7km
Bath City Centre:	14 miles	22km



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