

SPark One: Innovation Centre

The flexibility and space to grow



At the heart of business success and investment opportunity

As your business grows, your requirements change. More space, more support - in short, an environment that develops as quickly as you do. As the gateway to SPark, the Innovation Centre offers the flexibility needed by new and growing businesses that are seeking to accelerate their success.

The Innovation Centre will provide highly specified laboratory and office space, with shared networking and conference facilities to exchange ideas, develop solutions and be inspired.

The Innovation Centre also includes a complete business support infrastructure helping young companies to grow and, in particular, to access the right advisors, mentors, partners and funders. For businesses wishing to break into the world of research and development, this network of support offers invaluable advice and contacts to accelerate your business.

Location

SPark is located at Emersons Green in North Bristol. Fronting onto the Avon Ring Road A4174, it is accessed from Westerleigh Road. Nearby developments include Brook Office Park, Emerald Park, Monarch Court, the Harlequin Office Park and Stoke Gifford/Filton area.

Bristol City Centre is located eight miles to the South West and Bath is 14 miles South East of SPark. Access to the national motorway network is via Junction 1 of the M32 motorway.

Bristol Parkway railway station is located four miles from SPark providing a direct service to London Paddington and access to the national railway network. International flights are available either from Bristol International or Heathrow airports.

Bristol and Bath's Science Park

SPark has planning consent to provide approximately 830,000 sq ft (77,000 sq m) on a site of approximately 54 acres. SPark One is being delivered in the first phase of SPark.

SPark One will comprise three elements:

The 11,500 sq ft **Forum** will be a centre for networking and events, and provide meeting space and a cafe/restaurant.

The **Innovation Centre**, at 24,553 sq ft, is designed to accommodate requirements for smaller occupiers.

The **Expansion Centre**, also at 24,962 sq ft, is designed to accommodate larger organisations including those that have developed within the Innovation Centre.

The Innovation Centre

The Innovation Centre will be located at the entrance to SPark. Businesses located within it will have a dedicated entrance and direct access to The Forum and the facilities it offers without leaving the building.

Details

Accommodation

The Innovation Centre provides 250 seats for growing organisations.

Tenure

The accommodation will be available leasehold on full repairing and insuring terms by way of service charge, under flexible terms.

Rent

On application.

Service Charge

A copy of the estimated service charge budget is available upon request to cover maintenance of common facilities and contribution towards the estate service charge.

Use

SPark is targeted at research and development occupiers.

Business Rates

Tenants are to pay business rates, assessment to be confirmed.

Conditions

Subject to contract.

These details are believed to be correct but the accuracy is not guaranteed. All liability, in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. Any prices quoted may be subject to VAT.



The property benefits from the following specifications:

Full access raised floors

Carpeted floors or alternative to suit specific requirements

Comfort cooled

Double glazed windows

Flexible specification with grid lighting

Male, female and disabled WC and shower facilities

Passenger lift

On site parking and bicycle racks

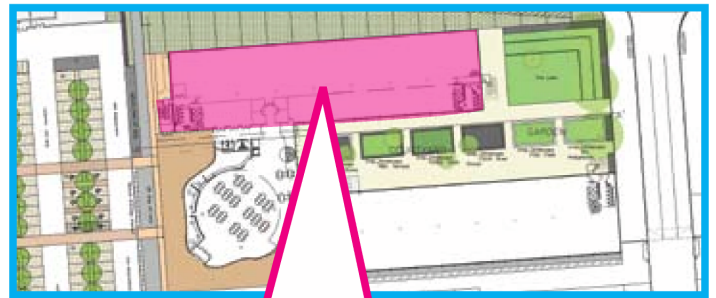
Building designed to meet BREEM "Excellent" Assessment

Suitable for laboratory use

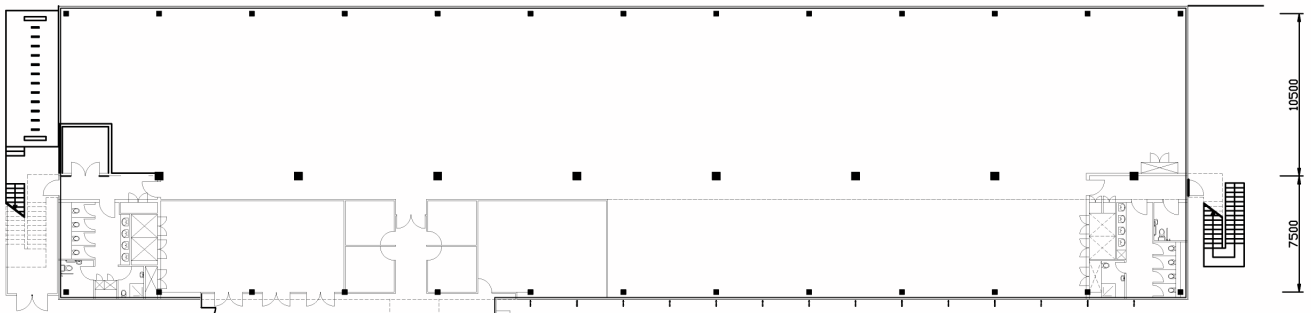
High bandwidth / ICT capability

Suitable for high power requirement uses

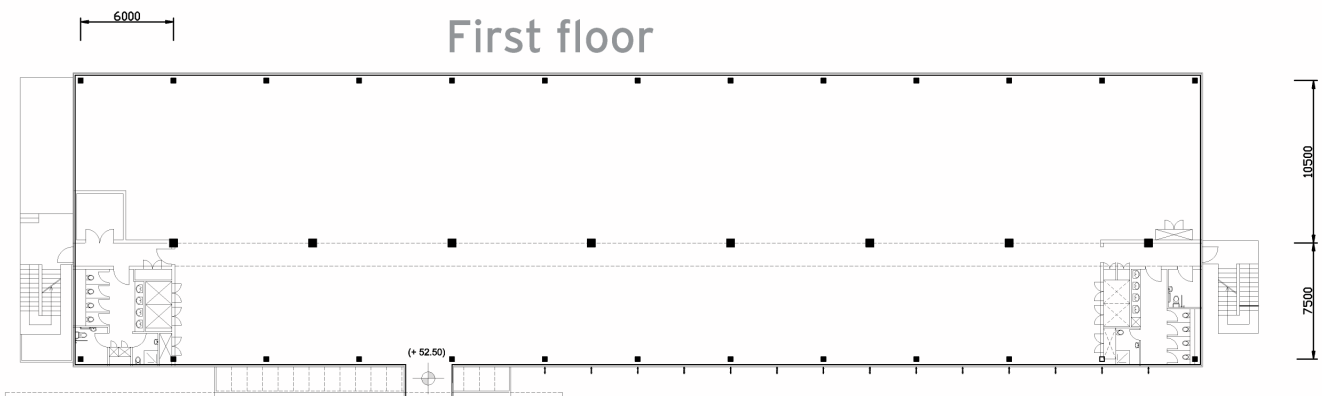
Floorplans of the Innovation Centre



Ground floor

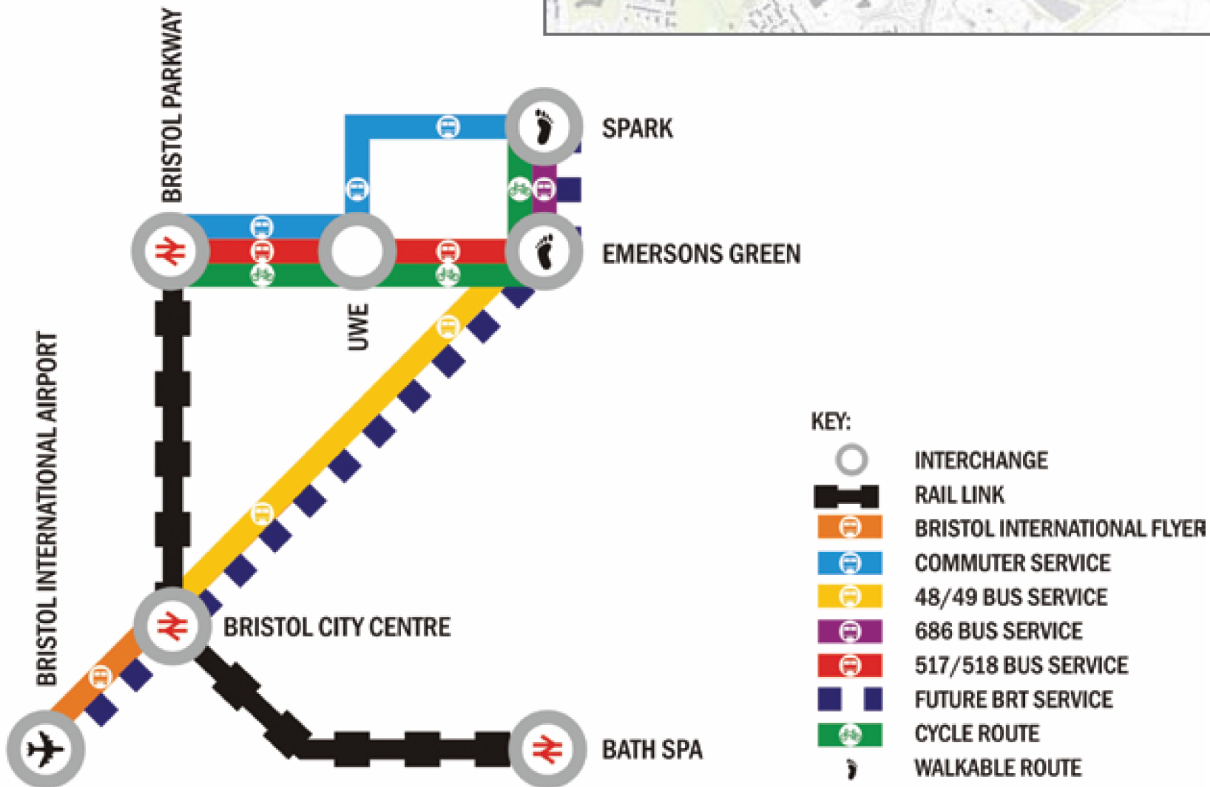
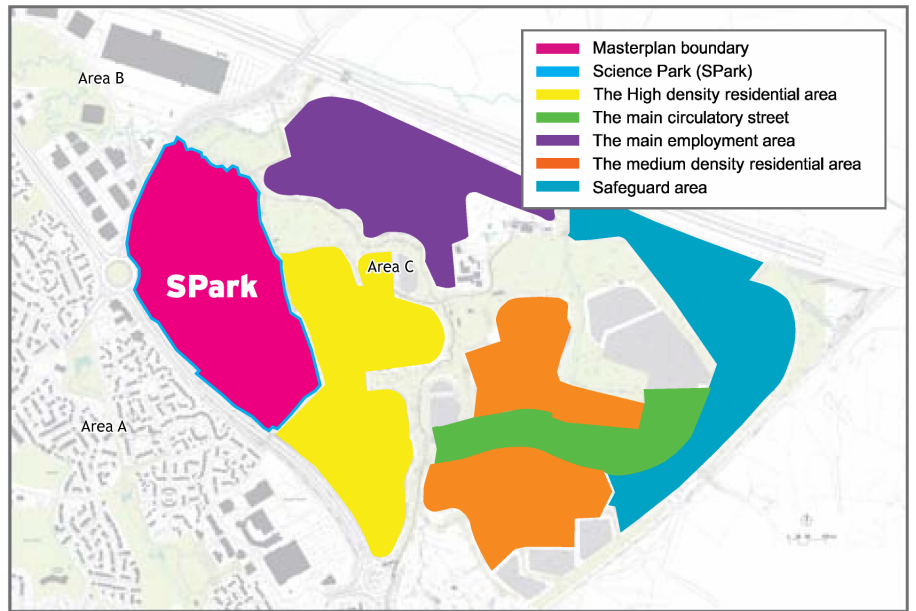


First floor



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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