



Bristol & Bath
Science Park

Bristol and Bath Science Park is a **new, world-class** environment that provides the space, **flexibility** and **support** for science and **technology** businesses to **accelerate** their **growth** and **success**.

This lively business community is designed to actively create opportunities to share knowledge and expertise; inspiring creative thinking and driving innovation. We have everything businesses, academics and entrepreneurs need to confidently push beyond the perceived limits of their own potential, to achieve new and higher levels of success.

Whether it's the Innovation and Grow-On centres or the remaining plots on-site, every area of the Park is designed to support businesses through each stage of their development. From hot-desking and high-tech laboratories, to development plots with all the benefits of the commercial community; there's everything you need to scale up as your business grows.

It's an exceptional location. Bristol and Bath are recognised for world-class scientific research, innovation and development. Our three partner universities lead on five doctoral training centres. The South West has a diverse economy, demonstrating strength in several sectors. In fact, we are a stronghold of successful industry, including: Aerospace, ICT, Design and Creative Media, and Alternative Energies.

We have great neighbours too. Within six miles of the Park are a number of world-class research based companies, making for a strong, rooted business community. With the highest concentration of PhD graduates in the UK, you have a pool of exceptional talent to draw on. And with the exciting cultural cities of Bath and Bristol on your doorstep, surrounded by areas of outstanding natural beauty, you can expect an unrivalled quality of life.

With central eating and meeting places, conferencing facilities, cycle paths and open green spaces, this is a vibrant, dynamic place for forward-thinking businesses. Here are just some of the reasons why a move to the Science Park is a smart one for your business:

- **A state-of-the-art environment with easy access to M4 and M5 and Parkway Station**
- **Flexible laboratory space**
- **Home to the UK's National Composites Centre: part of the advanced manufacturing Technology Innovation Centre (TIC)**
- **High bandwidth /ICT capabilities**
- **Superb conferencing, meeting and eating facilities**
- **Sustainable design, renewable energies, and energy-efficient buildings**

INNOVATE





COLLEGE



When ideas collide, **sparks fly** and **innovation happens**. We call this **Creative Collision**. Creative collisions excite businesses, spark **new ideas** and **inspire success**.

There's no telling where a new idea will come from, so we've designed networking and conferencing facilities and other shared spaces that encourage people to meet, mix and inspire each other.

At the heart of this is the Forum; the place to eat, meet and network. It's a bright and airy central space, linked to the Innovation and Grow-On centres, and open to occupants and the community. Every aspect of this modern, spacious building is designed to actively encourage collaboration. From a fortuitous chance meeting, to the informal

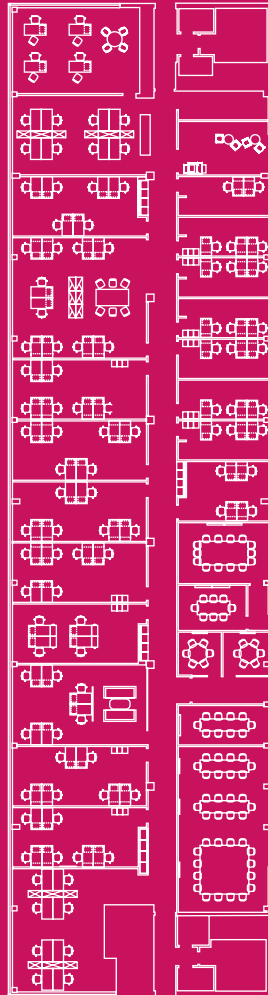
sharing of ideas over lunch at Friska's café, the comfortable break-out spaces and the adjoining conference rooms; this is the place for creative collisions and the back-and-forth of ideas.

It's this access to collaborative working and business advice, sharing knowledge and expertise, that creates opportunities for businesses, small and large, to push themselves beyond what they think they can achieve. By bringing together so many different, yet connected sectors, new connections and new opportunities can flourish.

THE FORUM
A PLACE TO
EAT, MEET
AND TWEET



INNOVATION CENTRE



INNOVATION CENTRE

All you have to do is turn up and be brilliant.

With everything you need to accelerate early growth and success, the Innovation Centre is just the right place for early stage businesses and industry/academia collaborations.

Designed to help you hit the ground running, this building offers high-spec office space. Opt for hot-desking, fully serviced offices or even virtual ones. Just plug-in and go.

Business advice and support is on-hand, offering access to contacts, partners, funding opportunities and mentoring; input that can rapidly propel your business forward.

Centralised Reception and bureau services add an extra dimension for smaller companies; freeing you up to get your head down and raise your game. And with our advanced telecommunications and networking infrastructure keeping you at the cutting-edge, you will always be in the loop.

BESP
OKE

PLO

TS



BESPOKE PLOTS

Establishing your own space.



Mature companies looking to expand or move into a dedicated, bespoke space will find the Science Park the ideal place to create exactly the right environment. With individual plots available on-site to locate a building of your own specification, you have the perfect mix of autonomy with all the benefits of the wider Science Park and the vibrant, innovative atmosphere of the commercial community. Roads and utilities are already in place, allowing you to be fully operational as soon as possible after practical completion. And fully redundant dark fibre gives you unrivalled bandwidth and speed of communication.

You'll be in good company. The National Composites Centre (NCC) is already on-site. Their 8,500m² world-class facility brings together leading industry experts and academics from the area of composites research and manufacturing. The NCC is an open access centre for businesses of all sizes, with offices, workshop space and teaching facilities.

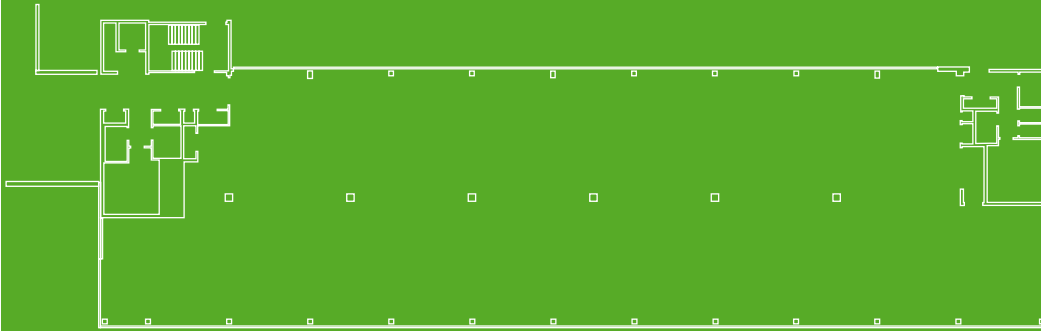
A photograph of a modern building with a glass facade, taken from a low angle looking up. The building is illuminated from within, and the sun is setting in the background, creating a warm, golden glow. The sky is a clear, light blue. The text 'GROW ON SPACE' is overlaid on the left side of the image in a large, white, sans-serif font. 'GROW' and 'ON' are in solid white, while 'SPACE' is in a white outline font.

GROW ON SPACE

**ACCELERATING
YOUR SUCCESS**

GROW-ON CENTRE

A commercial ecosystem designed to feed the roots and nurture the success of your growing business.



As a growing business you will have different needs from early stage and established companies. The Grow-On Centre gives you more space and flexibility to push your business forward. Its flexible design easily accommodates traditional offices or laboratory space and it's fully set up for your expanding high power requirements. With leases designed to suit growing companies, your working environment can readily adapt to your fast-changing needs.

Being in the hub of the Park, you are in a prime position to boost your contacts and take full advantage of the opportunities for collaborative working. And, of course, you continue to have all the benefits of the lively business community.

From **sustainability**, **solar panels** and **green spaces**, to **comfy seating** and **good coffee**; we've thought about all the things that deliver a **great experience**.



We see the future of the Science Park as a world-renowned centre of excellence for innovation. This only happens if we can provide an environment that creates genuine opportunities for academia, business and entrepreneurs to come together, and to reach out to the wider international science and technology communities.

We've thought of everything you might need to make this happen.

The Science Park itself is an example of this collaborative and innovative ethos. Sustainability is the driving force behind its design, construction and operating principles. Our energy centres distribute renewable energies across the site and our building systems are energy-efficient. As well as the site being awarded the CEEQUAL Excellent award, the Park buildings and NCC have achieved the internationally recognised BREEAM Excellent standard.

Shower facilities make cycling to work a more comfortable experience, and outdoor facilities offer opportunities to clear your head and keep in shape.

High levels of unobtrusive security help create a relaxed atmosphere. Cycle paths, and electric cars with charge points, make it easy for people to get around sustainably and enjoy the open spaces. And new footpaths link the local community with the site, making it an intrinsic and dynamic part of the local landscape.



DETAIL



GATEWAY TO THE FUTURE

Our three academic partners offer world-class research capabilities. Not only is the Park an integral part of their innovation ecosystem, it also enables them to work with Park tenants in progressing their innovation agendas.

University of Bath maintains extensive engagement with business and industry spanning our teaching, research and knowledge exchange agenda. We run one of the largest and most established undergraduate business placement schemes in UK higher education. A major collaborator with industry on research programmes, we help about 150 businesses each year to innovate for competitive advantage through collaborative research and development.

University of Bristol – Creativity and innovation are key drivers of our economy and are key drivers of the world-leading research carried out at the University of Bristol. The Science Park provides great ‘collision space’ for ideas and we are very pleased to be a big part of it – through the National Composites Centre and the many other current and future applications of our research.

University of the West of England (UWE) has an outstanding reputation for its user-led research applicable to real world problems, which it achieves through a number of successful national and international partnerships. This has been demonstrated by a consistently high level of successful bidding and through RAE 2008 assessing almost 40% of our research as world-leading or internationally excellent. We currently lead a number of innovation networks within the region, including Biomedicine, Microelectronics and Environment technologies.



By combining **expertise**,
creative thinking and
innovation, we've created
a **sustainable**, **dynamic**
environment that is not only
of its time, but of the **future**.



Ready for a new way of working?

Then come and look around. You'll be inspired.

To find out more or to arrange a visit, contact 0117 370 7700

CBRE

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