



Gravity

A Smart Campus

Fast-track to the future, naturally

thisisgravity.co.uk

TA7 8AA



Vision

Gravity – a blueprint for a smarter, cleaner future

Delivering a new era of possibility, where companies make a difference socially, economically and environmentally.



Gravity is a 616 acre site of scalable, flexible and shared workspace. Ideally located in the South West with unrivalled transport links.

- + **616 acres with direct access to the M5 J23**
- + **Local Development Order (LDO) consent includes up to 750 associated residential units**
- + **Plot sizes can accommodate up to 11,000,000 sq ft / 1,022,000 sq m up to**
- + **On-site rail for passenger and freight; direct access to Bristol Deep Sea Port**
- + **Proximity to Bristol and Exeter International Airports**
- + **Designated Enterprise Zone status**
- + **Talented labour pool; proximity to world-leading research universities**
- + **Significant grid connections together with renewable / low carbon on-site energy solutions provided by E.ON**
- + **Large scale water abstraction licence**
- + **Resilient dark fibre connectivity**





To Bristol



G

Rail

M5

J23



To Exeter







Maximum floorspace

Uses

The campus is sub-divided into different zones, signifying the different types of uses. While the distribution of uses is flexible and will be market driven, the description of Development for the Local Development Order (LDO) sets out a maximum floorspace for each class across the campus.

Use	Definition	Limitations
Advanced Manufacturing		
B2 / B8 / E (a) to (g) / Sui Generis	General Industrial Use	Total GEA up to 1,000,000 m ²
Supporting Employment Uses		
B2	General Industrial Use	
B8	Storage or Distribution	
E (a) to (g)	Commercial, Business and Service	Total GEA of up to 65,000 m ²
Sui Generis	Uses which do not fall within the specified use classes above	
Supporting Uses		
C1	Hotels, boarding and guest houses where no significant element of care is provided	
C2	Residential Institutions	Total GEA up to 35,000 m ²
E (a) to (g)	Commercial, Business and Service	
F	Local Community and Learning	
C3	Dwelling houses	Up to 750 dwellings

Whether you are a globally-established brand, corporate or start-up, Gravity offers you:



Energy

+ Renewable and low carbon on-site energy infrastructure and building energy management provided by our global partner - E.ON



Water Abstraction Licenses

+ Large scale water abstraction from River Huntspill and King Sedgemoor Drain.



Dark Fibre

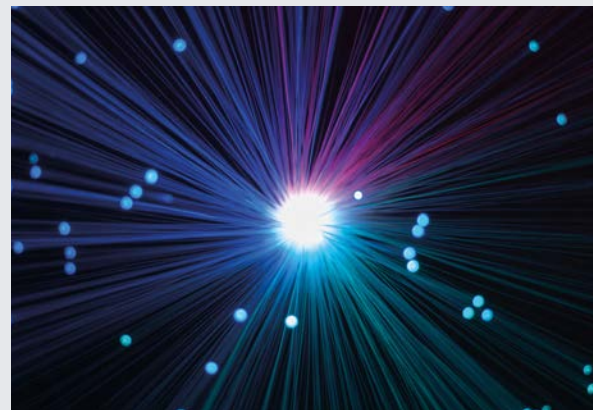
+ High speed, resilient site specific dark fibre.



Network Infrastructure

+ Network infrastructure for hyper-integration between technology, building and spaces.

On-site infrastructure



Clean Growth

Is your business on track for Net Zero?

We are proud to be bringing to fruition one of the most sustainable smart campuses in Europe.

At Gravity, you can make a clear statement that you are reducing the impact your business has on the climate by operating in a clean, low carbon campus.

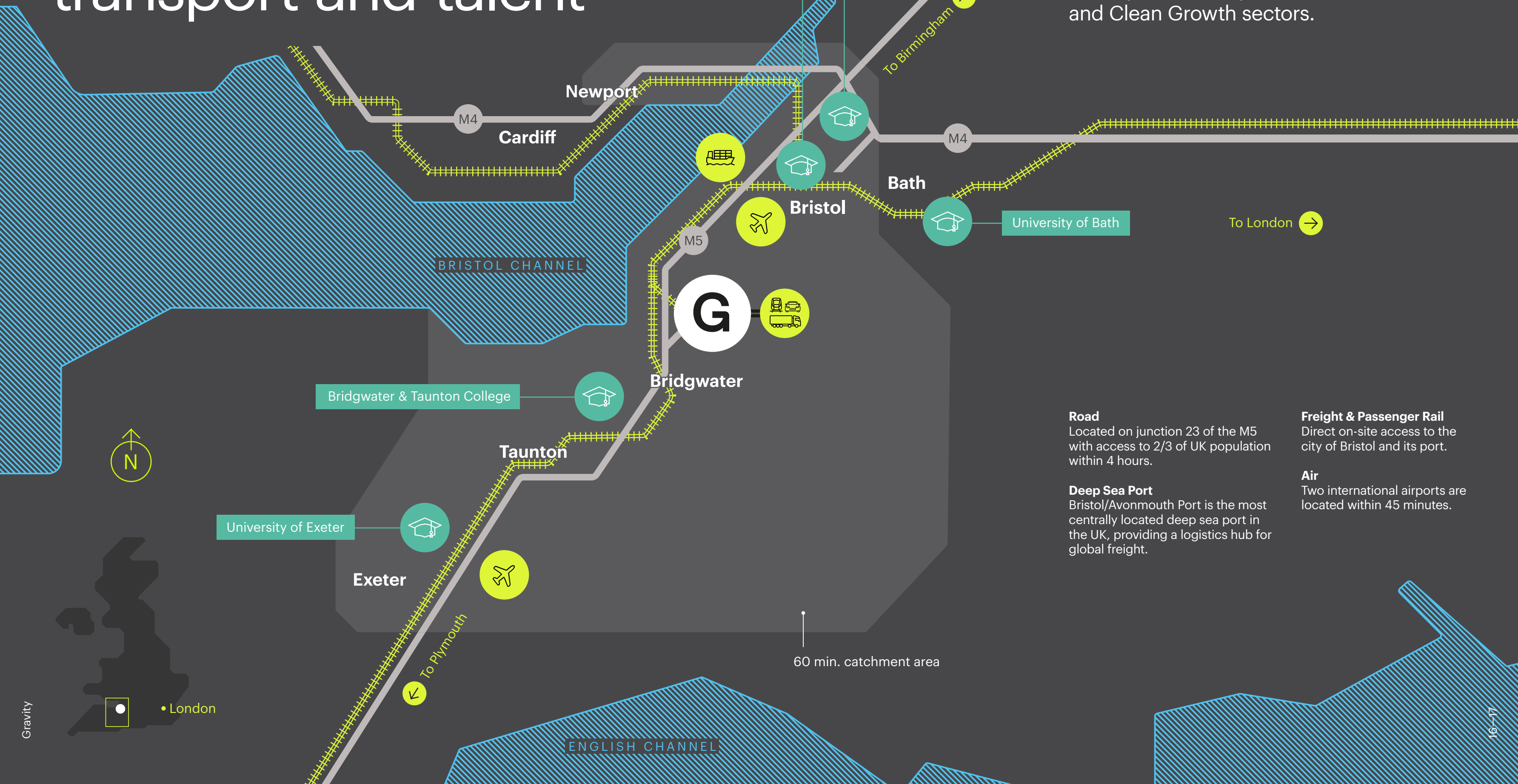
Join like-minded businesses and people that share our vision of healthier and happier places to live and work; those who consciously want to lower their consumption and spend on energy.



Hotel

The epicentre for transport and talent

Strategically located in the South West of the UK and connected by road, rail, deep sea port and international airports, Gravity has unrivalled connectivity and benefits from access to a world-class regional talent pool with expertise in innovation and Clean Growth sectors.



Road

Located on junction 23 of the M5 with access to 2/3 of UK population within 4 hours.

Freight & Passenger Rail

Direct on-site access to the city of Bristol and its port.

Deep Sea Port

Bristol/Avonmouth Port is the most centrally located deep sea port in the UK, providing a logistics hub for global freight.

Air

Two international airports are located within 45 minutes.

Tomorrow's talent on your doorstep

Change is the new normal for business. To meet this challenge, it is vital you have access to a talented, skilled and adaptable workforce. Global tech companies are currently flocking to locations near world-class educational facilities in the UK.

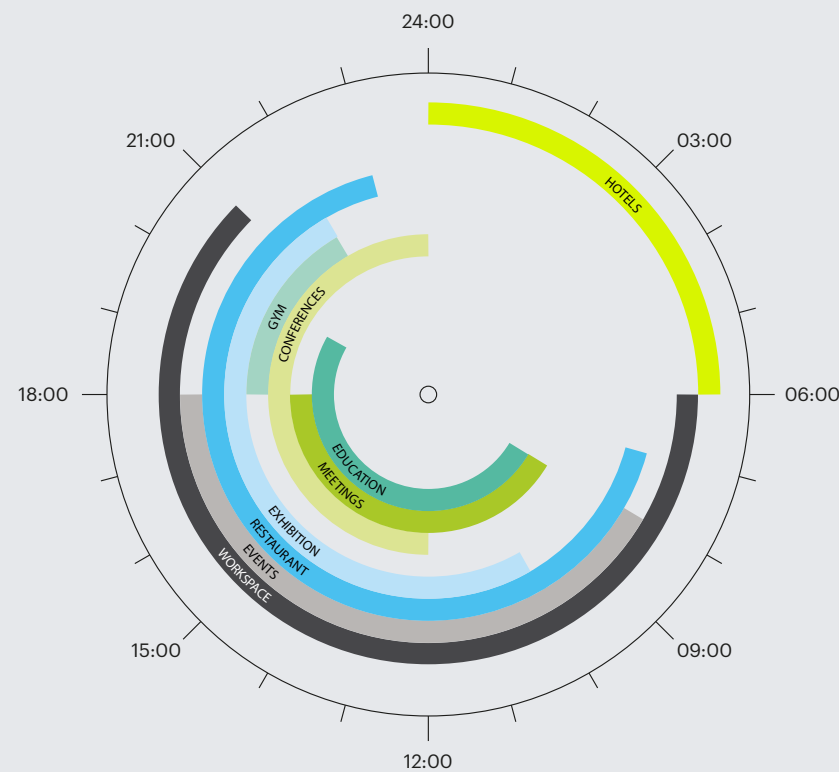
Ideally positioned to benefit from a strong supply of skilled employees and world-leading research universities. Gravity is within easy commuting distance from:

- + University of Bristol
- + University of the West of England
- + University of Bath
- + University of Exeter
- + Bridgwater and Taunton College



Enriching daily life

A home for tomorrow's workforce, Gravity is a low carbon, high-tech environment with places to work, eat, socialise, relax and exercise.



Campus life

We are creating a smart campus bursting with business acumen and with a serious commitment to low carbon. Throw in incredible facilities surrounded by natural beauty and you have one of the most amazing places to work in Europe.





Gravity – our vision

To meet the challenges of the future, the UK must shift to a cleaner economy that embraces innovation by creating spaces that allow forward-thinking companies and local communities to thrive. We want to seize this transformation by enhancing the experiences for businesses by providing a smarter, more sustainable and operationally efficient campus.

That is why we created Gravity – a clean, smart campus where new businesses can grow and established giants can break the mould. Ideally located in Bridgwater, Somerset, with direct access to the M5 and accessible by rail, air and sea, the site will offer over 616 acres, with opportunities for up to millions of sq ft of scalable, flexible and shared working space.

There is no other UK site ready to be developed at such scale and speed, with everything in place for tomorrow’s innovators to grow today. With its on-site clean energy solutions, dark fibre, excellent transport links, accessible talent pool and knowledge economy – including four top-tier universities close by, Gravity provides occupiers with the ability to build, expand and develop faster and more efficiently.

Gravity will be a beacon for evolving a clean growth economy in the South West. Join us as we bring forward the future, naturally.

Martin Bellamy
Chairman & Co-CEO

The Team

Board of Directors



Martin Bellamy
Chairman & Co-CEO



Tom Curtis
Co-CEO



Lord David Triesman
Director



Hugh Frost
Director



Chris Kirkland
Director



Ralph Jones
Director

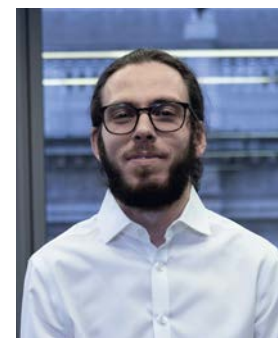
Operations



Claire Pearce
Director of Planning & Economic Development



Paul Lowndes
Programme Director



Robert Stevens
Digital Executive

Partnerships

- Albion Water**
- Bridgwater Chamber of Commerce**
- Bridgwater & Taunton College**
- Enterprise Zones**
- E.ON**
- Heart of the Southwest LEP**
- National Highways**
- HM Government**
- Innovate UK**
- Knowledge Transfer Network**
- Network Rail**
- Puriton Parish Council**
- Sedgemoor District Council**
- Somerset Chamber of Commerce**
- Somerset County Council**
- SW Heritage Trust**
- UK Research and Innovation**
- Woolavington Parish Council**

PROPERTY MISDESCRIPTIONS ACT 1991 This is Gravity Limited and their clients give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. February 2020. Designed by Stepladder. stepladderuk.com

For further enquiries



Andy Harding

andy.harding@eu.jll.com
+44 (0)7710 867 743

Giles Weir

giles.weir@eu.jll.com
+44 (0)7973 400 806

Tim Western

tim.western@eu.jll.com
+44 (0)7711 851 459

Heart of the South West's portfolio of Enterprise Zones across three strategic sites offer discounted business rates and investment opportunities in HotSW sectors: Marine at Oceans-gate in Plymouth; Innovation and Clean Growth at Gravity in Somerset and Big Data and Environmental Futures at the Exeter and East Devon Enterprise Zone.



thisisgravity.co.uk