



Bristol & Bath
Science Park

Emersons Green | BS16 7FS

Development Land

For Sale 1.05 – 4.9 acres

Premium commercial development land for sale with potential for individual buildings up to 90,000 sq ft (STP) in the UK's West Innovation Arc.



Bristol & Bath
Science Park

Connect Grow Succeed

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

With over 450,000 sq ft already occupied, the opportunity is now available for you to design and develop your own facility here, joining the established science community and benefiting from one of the best economic locations in the Southwest.

The Science Park offers a wide range of plots with flexibility to meet innovation, production and supporting logistics uses. Projects could be end user or developer led speculative schemes to meet unsatisfied demand in the sector and North Bristol markets.



**In Good
Company**



Create your own bold and inspiring space

1.05 – 4.9 acres premium commercial development land for sale, with the potential for buildings up to 90,000 sq ft

Planning Permission

Uses permitted at the park need to comply with a science focused gateway policy. Subject to a planning permission, permitted uses will be either B1, or where complimentary to the growth of the science park B2, B8 and other uses within class E.

It is anticipated that transactions will be subject to the buyer securing planning permission prior to completion.



Bristol & Bath

Science Park

Transport

Metro bus route:
M32 to Lyde Green

Retail & leisure

- Sainsbury's
- Emersons Green Retail Park
- David Lloyd Gym

Hotels

- Travelodge Bristol Emersons Green
- Premier Inn Bristol East (Emersons Green)

Major employers & education

- Ministry of Defence
- UWE Bristol** University of the West of England



Conveniently located

Situated alongside the M4 and the North Bristol Ring Road (A4174), the Bristol and Bath Science Park is easy to access by car, public transport (Metrobus) or cycle routes from the city. There are a host of amenities nearby including retail, leisure and sporting venues to complement the location.



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Tenure

We are offering site sales on a new 250-year term basis – long leasehold. Peppercorn ground rental. Service Charge for the maintenance and management of common parts.

Pricing / Terms

Terms on application to the sole agents.

Technical

Data room access on request.

Sat Nav: BS16 7FR

What 3 words: [///wiggly.closes.satellite](http://wiggly.closes.satellite)

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**AVISON
YOUNG**

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bbbsp.co.uk

Key Development Links

Invest Bristol & Bath

bristolandbath.co.uk

South Gloucestershire Council

southglos.gov.uk

Visit Bristol

visitbristol.co.uk

University of Bristol

bristol.ac.uk

University of Bath

bath.ac.uk

NCC

nccuk.com

IAAPS

iaaps.co.uk

Catapult network

catapult.org.uk

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