



Grow On Centre, Bristol & Bath Science Park

Dirac Crescent, Emersons Green, Bristol, BS16 7FR

**Bristol & Bath Science Park
is a world-class environment
that provides the space,
flexibility & support for
science & technology
businesses**

2,067 to 2,592 sq ft
(192.03 to 240.80 sq m)

- 3.8m floor to ceiling heights
- Displacement ventilation air conditioning and heating system
- Intelligent low glare lighting system
- 500mm raised access floors
- EPC B Rating
- Approximately 200 onsite parking spaces available including 9 electric charging points

Grow On Centre, Bristol & Bath Science Park, Dirac Crescent, Emersons Green, Bristol, BS16 7ER

Summary

Available Size	2,067 to 2,592 sq ft
Rent	£24 per sq ft
Service Charge	Upon Enquiry
Car Parking	Approximately 200 onsite parking spaces available including 9 electric charging points
Legal Fees	Each party to bear their own costs
EPC Rating	B (29)

Description

The BBSP Spark One building is split into two wings, connected via the central Hub which provides a large collaboration area along with onsite café allowing companies to interact, network, attend events and provides a high quality working environment which goes a long way to attracting talent. Externally, the park provides table tennis tables and green space to relax in. There is car parking for approximately 200 cars and there are 9 electric charging points.

Location

Bristol and 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.

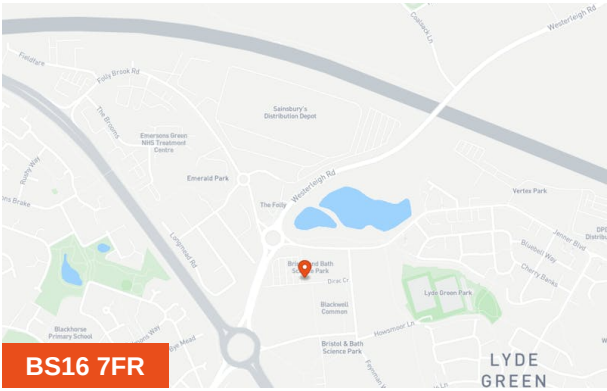
Situated in Emersons Green, the Park is just 2.5 miles from the M32 which links directly to Bristol city centre and the M4/M5 motorways. Parkway mainline station is just 6 miles to the south west, with a regular journey time to London of 1 hour 30 minutes. The Park is also situated on the Cities Metro bus network providing fast links to UWE and the City Centre.

In addition, there is a nearby district centre offering a range of shops, with a hotel and various restaurants/pubs within walking distance.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Suite D&E	2,592	240.80	Available
1st - Suite A	2,067	192.03	Available
Ground - Suite 1	2,706	251.40	Let
Total	7,365	684.23	



Viewing & Further Information

Freddie Myatt
0117 923 9234 | 07385 045218
Freddie.Myatt@htc.uk.com

Chris Grazier
0117 923 9234 | 07788 105 578
chris.grazier@htc.uk.com

Abbie Doherty-Short
07766 274 041
abbie.dohertyshort@htcre.co.uk

Polly Smart (Knight Frank)
+44 1179 174 550 | +44 7929 673 626

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract. All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness. No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation. No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn. Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance. Generated on 06/07/2026