



THE

ENTERPRISE

DISTRICT

AT

Brabazon

brought to you by YTL Developments

DESIGN & BUILD OPPORTUNITIES

TO LET

20,000 sq ft - 540,000 sq ft

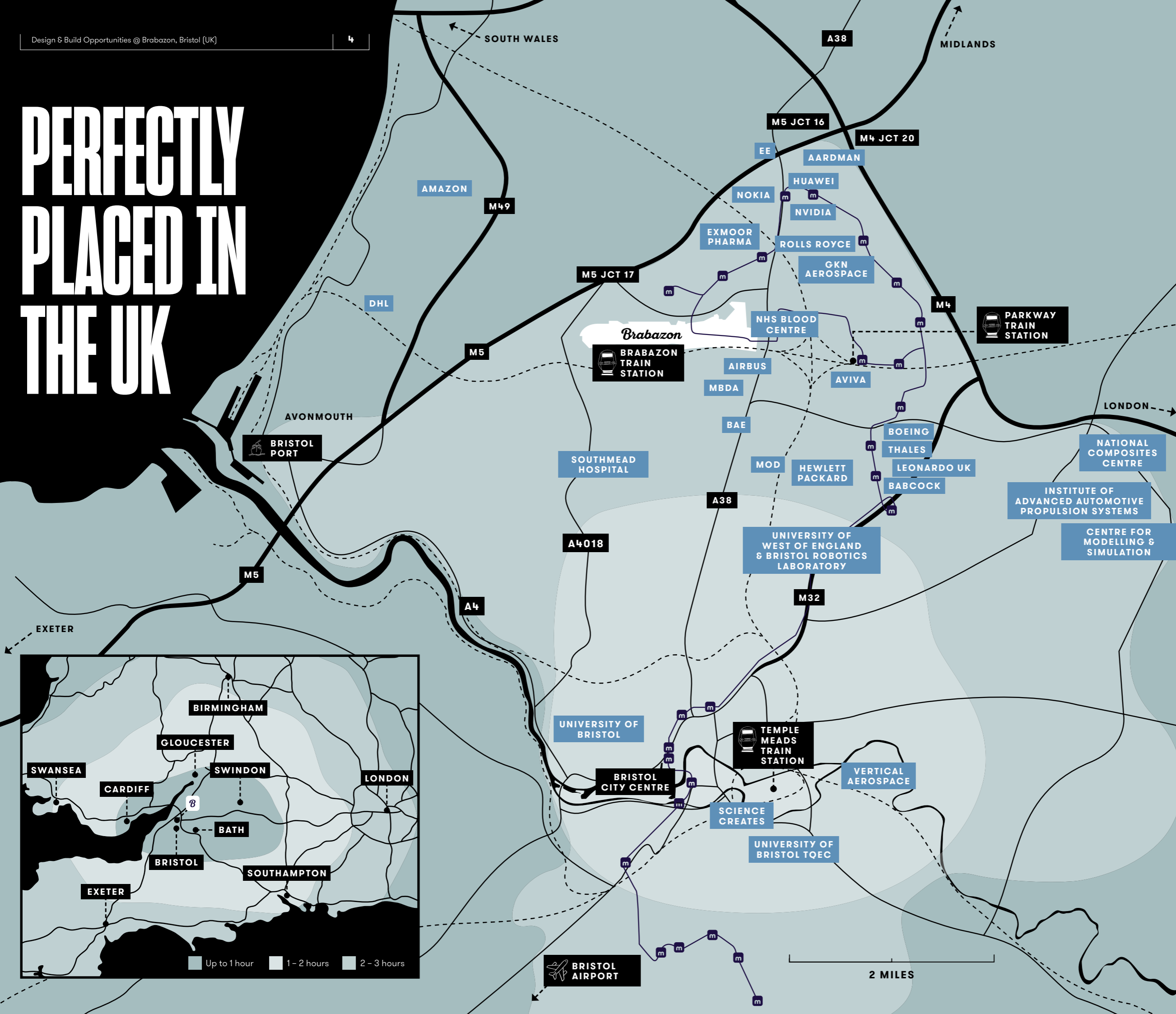
Bristol, BS34 7QH

A BUSINESS ADDRESS LIKE NO OTHER

As the birthplace of Concorde and supersonic travel, North Bristol is recognised worldwide for innovation, ingenuity, and the collective spirit of a community that stretched the limits of what was possible.

Now a new generation is set to make its mark at Brabazon - a business address like no other.

PERFECTLY PLACED IN THE UK



Drive Times

- M5 Junction 17
1.5 miles / 4 minutes
- M4 Junction 20
3.7 miles / 9 minutes
- Bristol
6.5 miles / 26 minutes
- Bath
20 miles / 45 minutes
- Swindon
40 miles / 48 minutes
- Cardiff
40 miles / 55 minutes
- Exeter
80 miles / 1 hr 28 minutes
- Southampton
100 miles / 1 hr 50 minutes
- London
118 miles / 2 hr 45 minutes

By Train

- Bristol Temple Meads
Under 15 minutes
- Cardiff Central
32 minutes
- Birmingham New Street
1 hour 15 minutes
- London Paddington
1 hour 20 minutes
- Exeter St Davids
1 hour 35 minutes

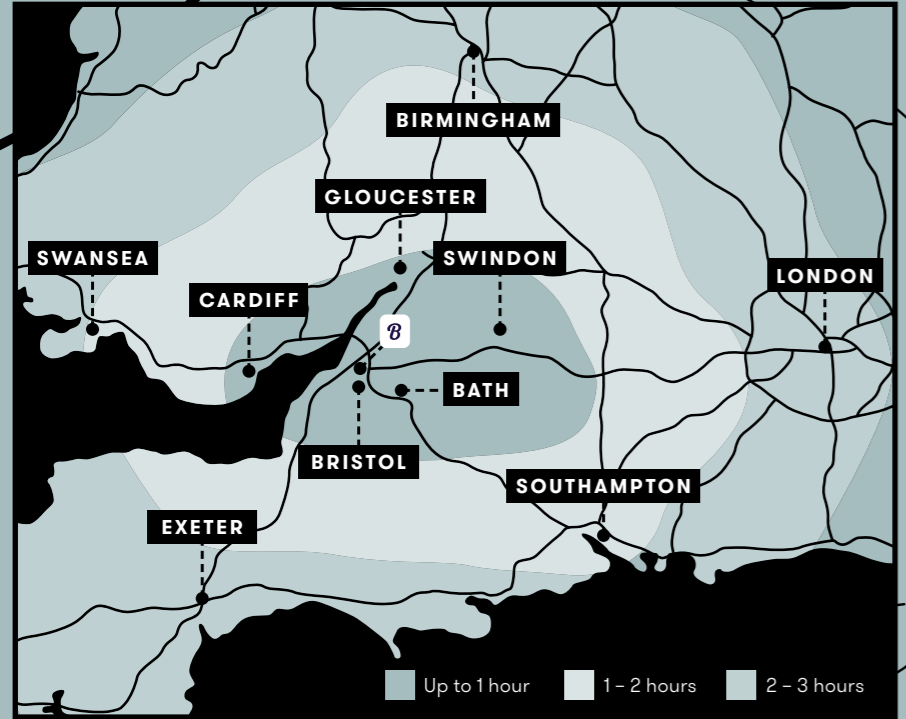
International Airports

- Bristol Airport
16 miles / 30 minutes
- Birmingham Airport
88 miles / 1 hour 37 minutes
- London Heathrow
103 miles / 1 hour 42 minutes

Shipping Ports

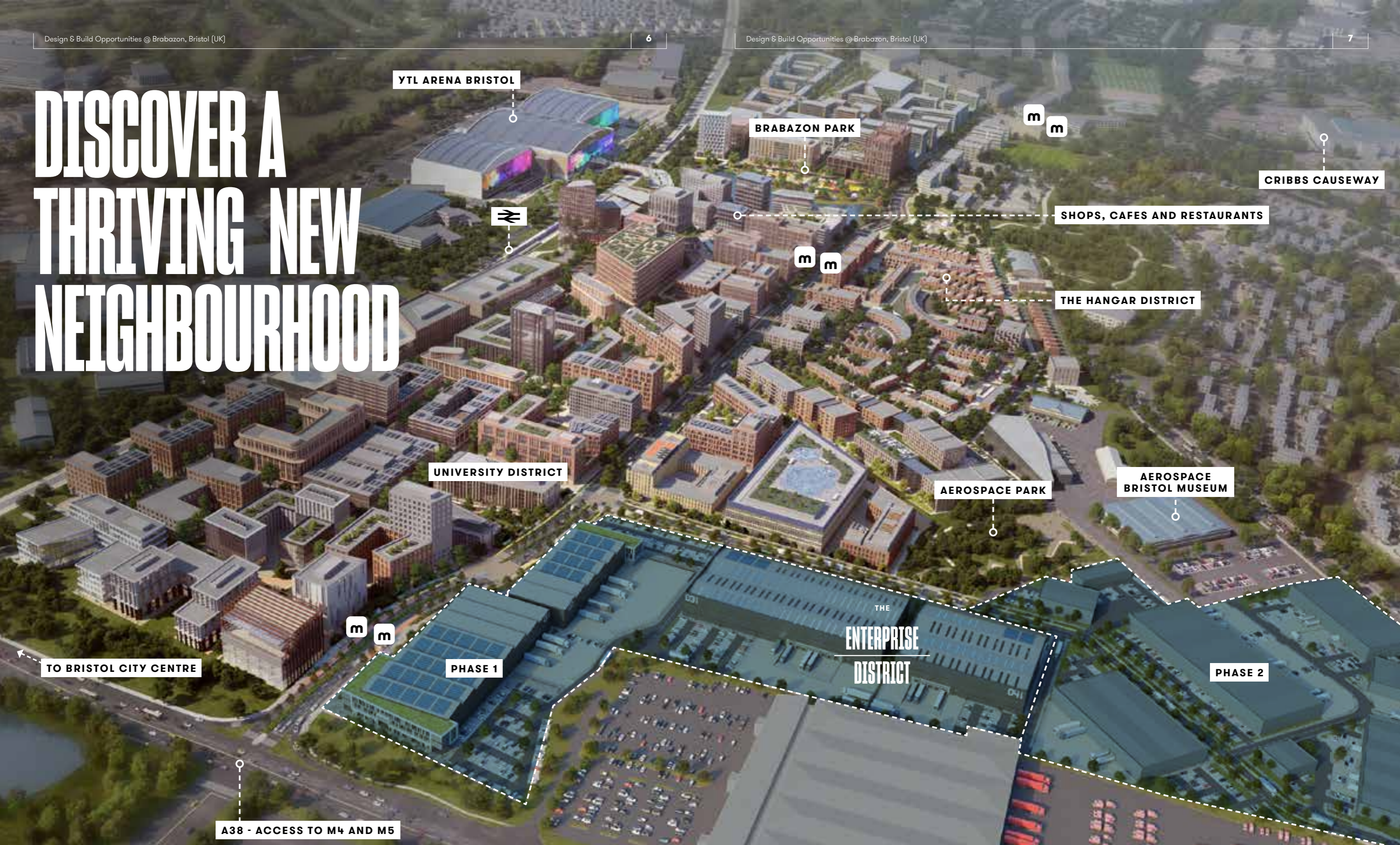
- Bristol Port
9 miles / 19 minutes
- Southampton Port
105 miles / 1 hr 56 minutes

*Travel times accurate at time of print (December 22). Drive Times Source: AA Route Planner. By Train Source: National Rail from Bristol Parkway



2 MILES

DISCOVER A THRIVING NEW NEIGHBOURHOOD



UP TO 540,000 SQ FT
OF DESIGN AND BUILD OPPORTUNITIES

5 MINUTES WALK TO
URBAN CENTRE AMENITIES

BRAND NEW
15 ACRE PUBLIC PARK

48,000+ IN LOCAL
HI-TECH JOBS

UNIVERSITY DISTRICT
ON THE DOORSTEP



A new home for advanced manufacturing, engineering and aerospace.

A launchpad for creative studios, digital industries and life sciences laboratories.

To find out more, visit brabazon.co.uk or view our planning consents **P21/02390/RVC** and **P21/05318/RM**

Walk in the footsteps of the pioneers of Bristol's past. Come join the new generation shaping the future of the city.

Indicative Timeline (18-36 months)

- **AGREE HEADS OF TERMS & OUTLINE SPECIFICATION**
- **EXCHANGE AGREEMENT FOR LEASE**
- **SUBMIT RESERVED MATTERS PLANNING APPLICATION**
- **OBTAIN PLANNING PERMISSION**
- **TECHNICAL DESIGN & PROCUREMENT**
- **CONSTRUCTION**

Inspired by an icon of engineering, Brabazon is a place that changes everything. This thriving new mixed-use neighbourhood brings together all the energy and edge of Bristol to set new standards for modern urban design.

Brabazon sits at the centre of a world-leading cluster of engineering, aerospace and technology firms.

48,000 people work in hi-tech industries locally. Three top 50 UK universities can be found within a 15 mile radius. The M4 and M5 motorways and Bristol Parkway station are all less than 3 miles away.

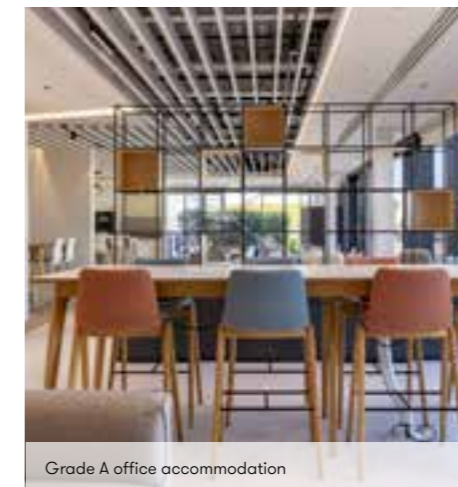
YTL Developments has outline consent for up to 12 hectares of Class B1b, B1c, and B2 uses and 12 hectares of Class B1a uses at Brabazon.



CGI of a hybrid headquarters facility



Highly specified production space



Grade A office accommodation



Best in class working environments

LAYOUT PLAN

Brabazon offers bespoke opportunities for facilities from 20,000 - 540,000 sq ft to suit occupier requirements on standard institutional leases.

Located at the heart of a world-leading technology cluster in a thriving mixed-use, beautifully-landscaped new neighbourhood, Brabazon offers the space, the connectivity and the opportunity for you and your staff to realise your full potential.

A proposed layout for the first phase of The Enterprise District is shown.











Unit	Production Space		Offices		Total		Parking
	sq m	sq ft	sq m	sq ft	sq m	sq ft	
1	5,853	63,000	2,810	30,250	8,663	93,250	139
2	3,019	32,500	1,997	21,500	5,017	54,000	103
3	7,920	85,250	395	4,250	8,315	89,500	161
4	4,854	52,250	232	2,500	5,086	54,750	88

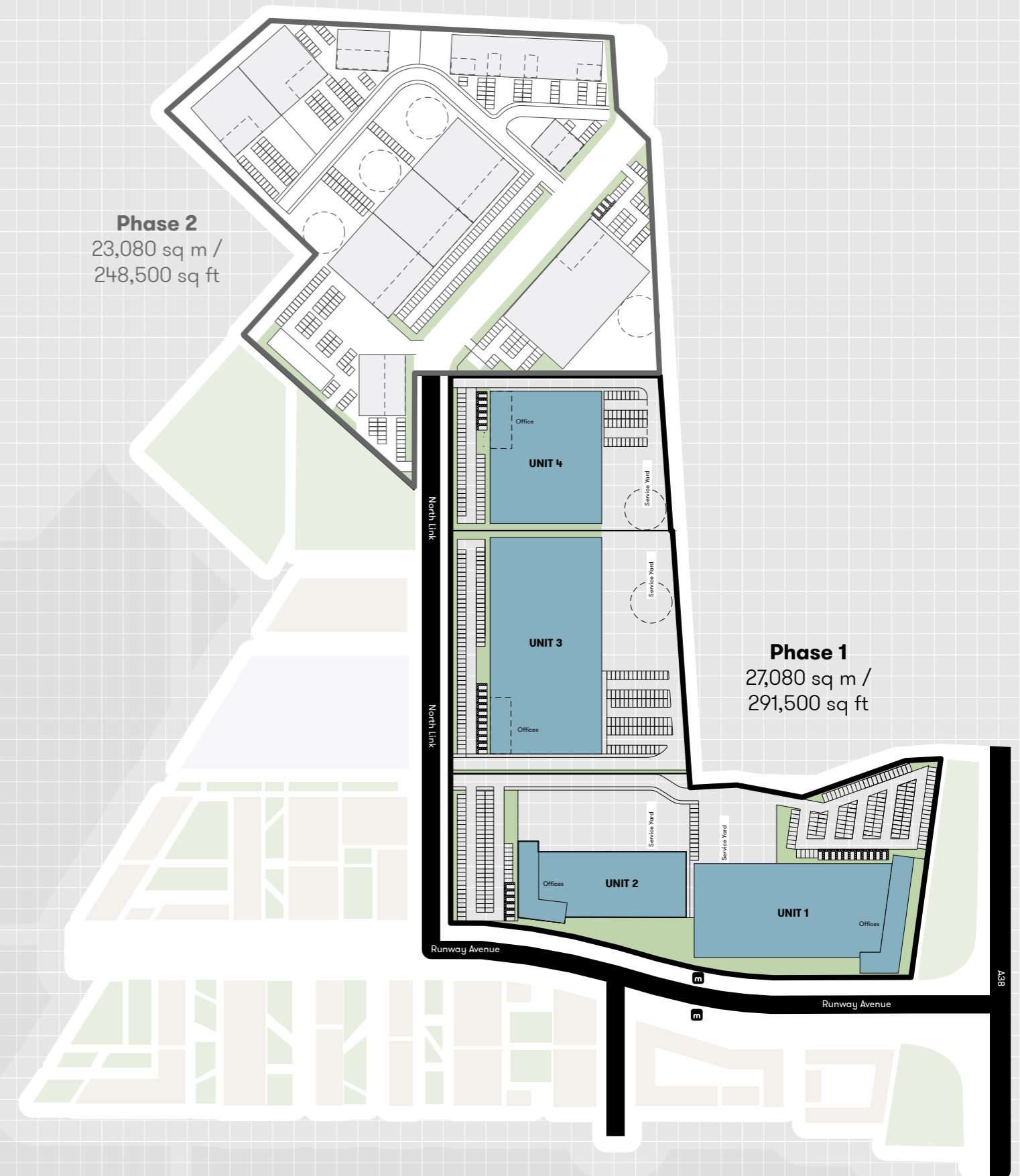
Phase 1 Total: 27,080 sq m / 291,500 sq ft

Phase 2 Total: 23,080 sq m / 248,500 sq ft

Phase 1 + Phase 2 Total: 50,160 sq m / 540,000 sq ft

Specification

 12m Eaves	 35-50 KN/Sq m Floor Loading	 15% Roof Lights
 BREEAM Excellent	 EPC A Rating	 Secure yards with 35-45m depths
 Net Carbon Zero in Operation	 Photovoltaic Panels	 EV Charging Points
 5MVA Power Supply Secured	 High quality office accommodation	 Landscaped environment



JOIN THE
NEXT GENERATION
 OF
PIONEERS
 AT *Brabazon*

Timeless design. Creativity.
A commitment to quality that's
on a different level.

The legacy of the pioneers that built Concorde lives on at Brabazon: The most exciting new city district in the South West and a place that changes everything.

This thriving new neighbourhood will provide thousands of new homes, creative workplaces, shops, bars, cafes and restaurants, all set around landscaped public squares and parkland.

The Enterprise District will be a centre of learning and a launchpad for business. A hub for culture and creativity, industry and invention. Offering more space, better connectivity and a world of opportunity, Brabazon will be a business address like no other.

Come join the next generation of pioneers set to shape the future from North Bristol.

Scan here to learn more about the overall Brabazon vision



Award winning new homes



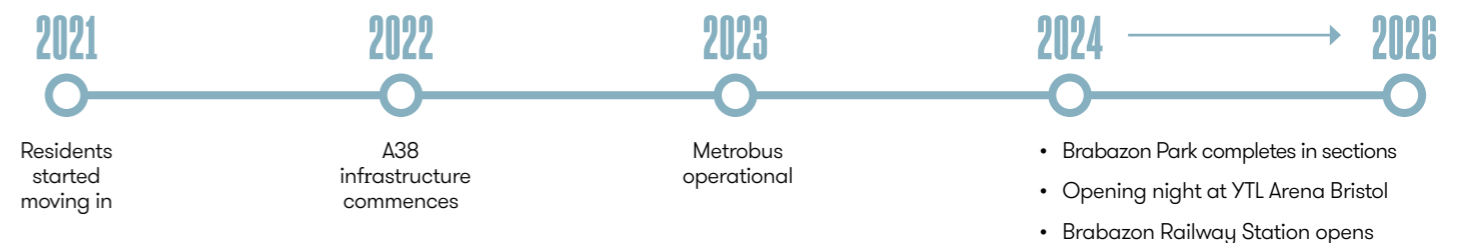
Multiple sustainable travel options



Brabazon Park: the largest new park in the South West in 50 years

Brabazon CGI's for illustrative purposes only

Brabazon Project Milestones



Brabazon

Brought to you by



YTL Developments
YTL GROUP

workspace@ytldevelopments.co.uk

We are a team of adventurous placemakers, creating exceptional developments where many generations can thrive. Our Pioneering Spirit unites us to enrich people's lives by creating tomorrow's communities. Read more information on our projects at ytldevelopments.co.uk

Alongside Brabazon, the YTL Group's UK portfolio includes Wessex Water, GENeco waste to energy and the Gainsborough Bath Spa Hotel: all award-winning companies.

Please contact our letting agents for further information



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