



# Workspace & Innovation Centres

[www.businesswest.co.uk](http://www.businesswest.co.uk)



# Business West has been one of the pioneering enterprise agencies offering 'easy in – easy out' flexible licence agreements for start-up and small businesses since 1987.

We own and operate a portfolio of mixed use workspace and innovation centres, with experience in offering full turn key management on behalf of Councils, Regional Development Agencies and Government Agencies.

As an integral part of Business West, with 200 staff and £15m turnover, we are able to combine our breadth of experience with scale and resource.

It's our priority to keep up with the changing needs of businesses, connectivity and resilience, blended with individual management for both our stakeholders and end users.

We are proud to have worked with:



[WWW.SOMERSET.GOV.UK](http://WWW.SOMERSET.GOV.UK)





We are proud to be members of:



CURRENTLY OWNED  
& MANAGED

CURRENTLY OWNED

# Leigh Court Business Centre



LOCATION

**Bristol**

SQ FT SIZE

**16,000**

NUMBER OF OFFICES/SUITES

**18**

OPERATION DATES

**2004 - Present**

Leigh Court is one of the South West's most prestigious addresses, a traditional Grade II\* listed mansion house built in 1814 from Bath stone. The graceful Palladian architecture is complemented by a bold Greek revival interior.

As well as premium serviced office space, Leigh Court is perfect for weddings and a popular choice for corporate and private hire.

# Park House

LOCATION  
**Swindon**

SQ FT SIZE  
**3,200**

NUMBER OF OFFICES/SUITES  
**16**

OPERATION DATES  
**1996 - Present**



Park House offers bespoke town centre serviced workspace in a Grade II\* listed building.

As one of Swindon's most prestigious commercial properties, Park House combines Victorian grandeur, stunning park views and unique character with 21st century technology and facilities.

# Wansdyke Business Centre



## LOCATION

**Midsomer Norton**

## SQ FT SIZE

**3,200**

## NUMBER OF OFFICES/SUITES

**19**

## OPERATION DATES

**1995 - Present**

Situated on a thriving enterprise park, the Wansdyke Business Centre boasts serviced office space, virtual offices and meeting room hire.

The Wansdyke Business Centre is located mid-way between Midsomer Norton and Radstock, offering convenient access to Bath (10 miles) and Bristol (15 miles) without the premium prices.

# Tetricus Science Park

LOCATION

**Wiltshire**

SQ FT SIZE

**21,000**

NUMBER OF OFFICES/LABORATORIES

**35**

OPERATION DATES

**2000 - Present**



Tetricus Science Park is a joint venture between Business West, Defence Science & Technology Laboratories (Dstl) and New Sarum Enterprises, whose combined experience and expertise brings together a range of specialist and targeted business services for science businesses.

Tetricus offers laboratories, technical workspace, offices, meeting rooms, business development, knowledge networks and more. It is located in the heart of the Wiltshire countryside close to the Hampshire border, with quick and easy access to the A30 and A303.



## Somerset Energy Innovation Centre



### LOCATION

**Bridgwater**

### SQ FT SIZE

**30,000**

### NUMBER OF OFFICES/SUITES

**30**

### OPERATION DATES

**2016 - Present**

After a robust procurement process, Somerset County Council appointed the management contract for the ground breaking Somerset Energy Innovation Centre to a consortium of Business West, SWMAS and the Somerset Chamber of Commerce.

Located in Bridgwater, the new multi million pound centre is a catalyst for collaboration and innovation in the renewable and nuclear sectors. The three storey building holds a 'BREAM Excellent' rating, and provides office, meeting, collaborative working and hot desking facilities, as well as advice and support to companies.

# Porton Down Science Park

LOCATION

**Wiltshire**

SQ FT SIZE

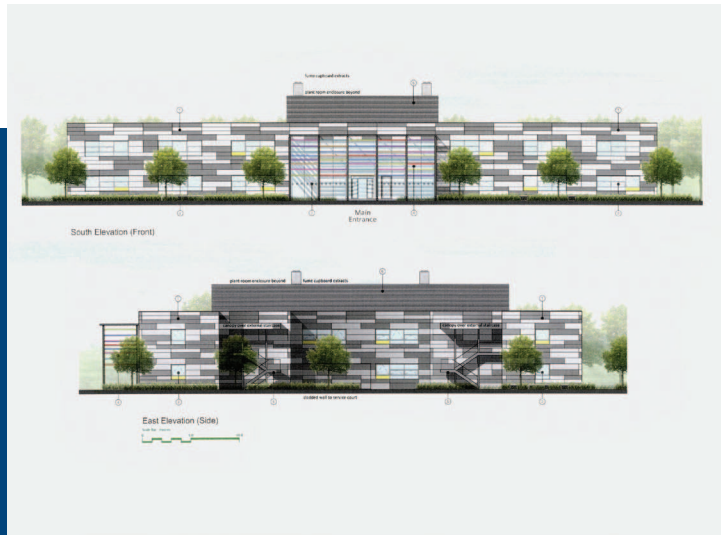
**21,000**

NUMBER OF OFFICES/LABORATORIES

**35**

OPERATION DATES

**2017 onwards**



Further to a comprehensive master-planning exercise planning consent has been secured for a new science park adjacent to the existing Tetricus Science Park, with Dstl and Public Health England.

Funding streams are currently being finalised with construction work due to commence in 2016.

**PREVIOUSLY MANAGED  
& OWNED**

## Adur Business Centre



### LOCATION

**Shoreham by Sea**

### SQ FT SIZE

**10,000**

### NUMBER OF OFFICES/SUITES

**55**

### OPERATION DATES

**2007 - 2012**

In 2004 , via a joint venture (Incubation South East Ltd) formed with a firm of architects and project managers, we successfully entered into a 10 year framework agreement with South East England Development Agency, to design, build and manage their Enterprise Centres.

This 'turn-key' solution resulted in the successful build and operation of the Adur Business Centre at Shoreham By Sea, W.Sussex, together with the facilities management of the integral Arts Centre, opened in 2007.

# Faringdon Business Centre

## LOCATION

**Oxfordshire**

## SQ FT SIZE

**9,000**

## NUMBER OF OFFICES/SUITES

**49**

## OPERATION DATES

**2007 - 2012**



The Faringdon Business Centre followed closely in the Autumn of 2007, having been a major refurbishment project. Both centres worked on our proven business model of combining 'easy-in easy-out' flexible workspace with access to high quality business support services, attuned to the needs and aspirations of the centres clients.

Following the national restructuring of the Regional Development Agencies, we worked with the Homes and Communities Agency in 2012 to achieve open market sales of these nett income producing assets to the private sector.

## Rivergate



LOCATION

**Bristol**

SQ FT SIZE

**N/A**

NUMBER OF OFFICES/SUITES

**30 Desks**

OPERATION DATES

**2012 - 2015**

In 2012 we teamed up with the Government Property Unit (part of the Cabinet Office) to lead on their 'Space for Growth' programme in the South West of England.

Through this partnership we took on the leases on two redundant offices in Rivergate and Apex Court, converting them to flexible start-up space for new stage ventures.

# Apex Court

## LOCATION

**Bristol**

## SQ FT SIZE

**N/A**

## NUMBER OF OFFICES/SUITES

**15 Desks**

## OPERATION DATES

**2012 - 2015**



The 'Space for Growth' scheme was set up to provide office rentals based on our proven 'easy-in easy-out' model, but primarily on a desk by desk basis in a 'co-working' environment with access to specialist business support and mentoring.

Both the Rivergate and Apex Court schemes exceeded the anticipated number of businesses assisted and at the end of the agreed terms were successfully returned to the 'ultimate landlords' in good order with vacant possession.

Having owned and operated the Pembroke, Shaftesbury and Bentley Business Centres in Swindon for over 25 years, following the completion of a significant expansion of the Pembroke Centre in 2007, Business West sold these profitable managed workspace centres (with a gross annual income of £1.5m) to Safeland Property - an off shore private equity fund.

## Pembroke Centre



### LOCATION

**Swindon**

### SQ FT SIZE

**30,000**

### NUMBER OF OFFICES/SUITES

**75**

### OPERATION DATES

**1990 - 2007**



# Shaftesbury Centre

LOCATION

**Swindon**

SQ FT SIZE

**21,000**

NUMBER OF OFFICES/SUITES

**70**

OPERATION DATES

**1998 - 2007**



# Bentley Centre

LOCATION

**Swindon**

SQ FT SIZE

**10,000**

NUMBER OF OFFICES/SUITES

**55**

OPERATION DATES

**1990 - 2007**



PREVIOUSLY OWNED

# GW1



LOCATION

**Swindon**

SQ FT SIZE

**6,000**

NUMBER OF OFFICES/SUITES

**10**

OPERATION DATES

**1987 - 2014**

## Crossbow House

LOCATION

**Swindon**

SQ FT SIZE

**7,108**

NUMBER OF OFFICES/SUITES

**27**

OPERATION DATES

**2002 - 2012**



# Newburn House

LOCATION

**Swindon**

SQ FT SIZE

**22,000**

NUMBER OF OFFICES/SUITES

**43**

OPERATION DATES

**1990 - 2012**



# Emlyn Square

LOCATION

**Swindon**

SQ FT SIZE

**6,000**

NUMBER OF OFFICES/SUITES

**N/A**

OPERATION DATES

**1988 - 2012**



## About Us

Business West is one of the most influential independent business leadership organisations in the UK, representing and working with over 18,000 businesses across the South West.

As the local access point for a whole host of business and export solutions, no other organisation is better placed to help support and grow your business in the UK and overseas.

Business West can help by:

- > connecting businesses through our Chambers of Commerce.
- > challenging Government about national and local business policy.
- > providing business learning opportunities.
- > supporting businesses to start-up and grow.
- > connecting businesses overseas.

Operating from offices in Bristol and Swindon, Business West currently employs over 200 staff and has a turnover of £15m. Profits are reinvested back into the business in order to achieve its overall mission.



### **Business West**

Leigh Court Business Centre  
Abbots Leigh, Bristol BS8 3RA

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## Our Awards & Accreditations



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