



One.
Brabazon
Gateway.

WAITROSE
& PARTNERS



YTL Developments
YTL GROUP

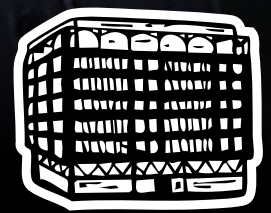
4,300 - 123,000 sq ft to let on a pre-let basis

Brabazon

A PLACE THAT

CHANGES

EVERYTHING



3M SQ FT

of Office & Innovation Space



1 NEW

Train Station



100+

Retail, Dining & Entertainment Destinations



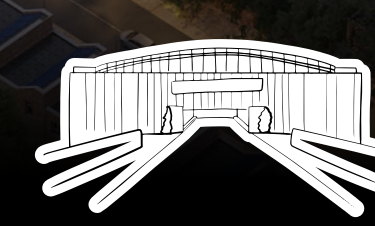
6,500

New Homes



3 NEW

Hotels



20K CAPACITY

Arena & Conferencing Centre

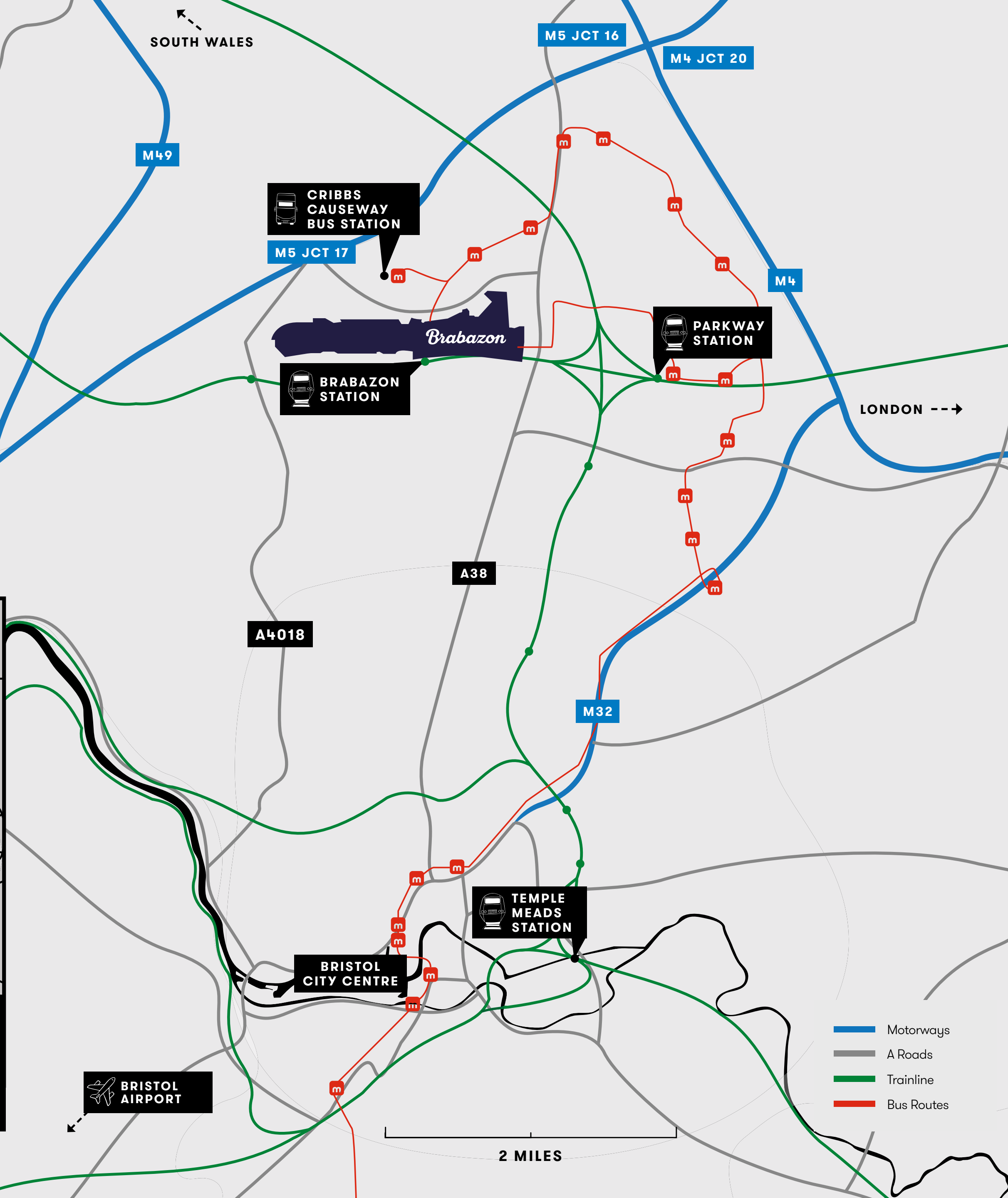
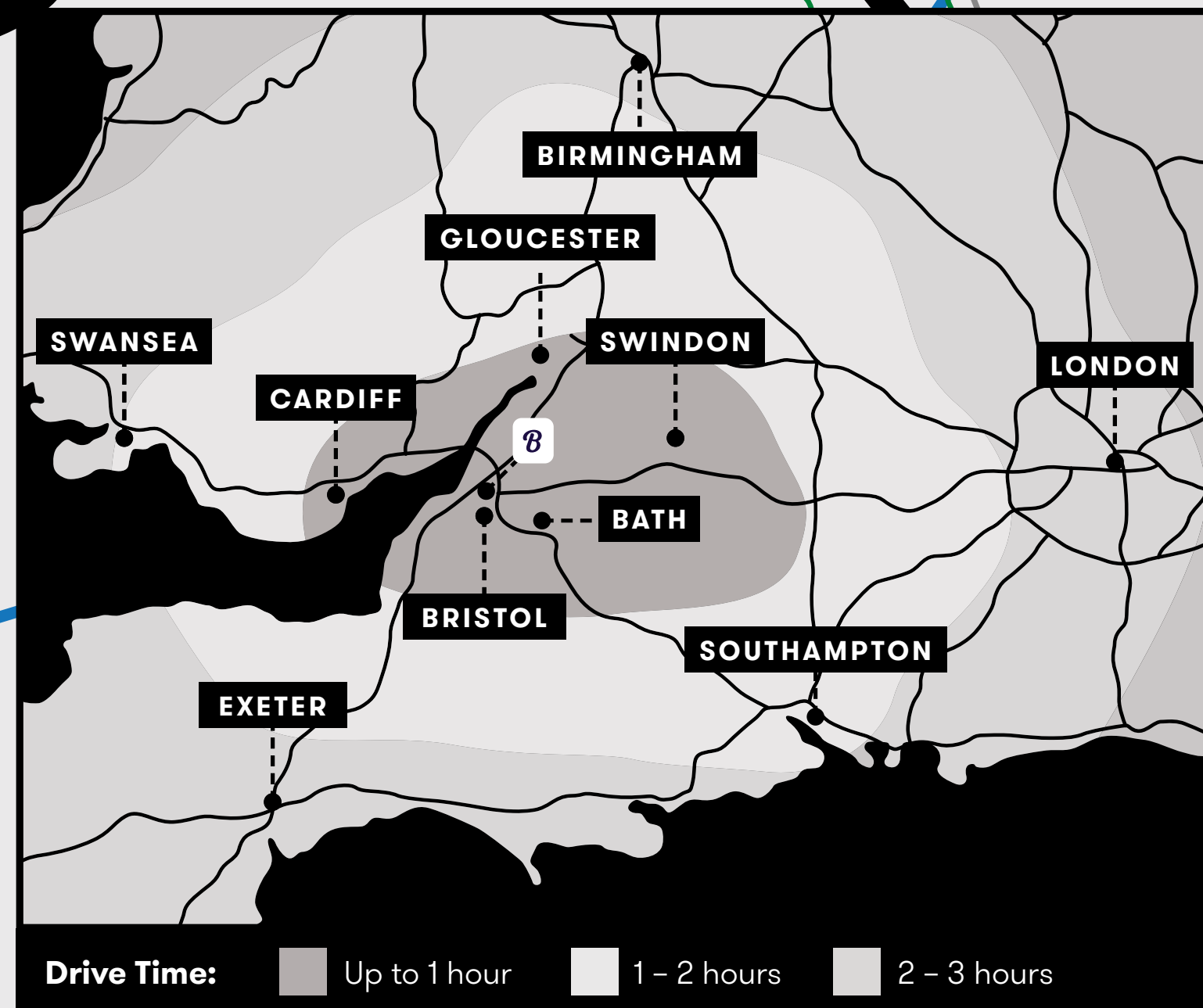


15 ACRE

New Public Park

PERFECTLY PLACED

Brabazon is the most exciting new town in the South West. Easily accessible by road, rail and one of Britain's best active travel networks, 3.5 million people live within a 60 minute travel time, while Bristol Port and Airport connect Brabazon to the world.



Drive Times

- M5 Junction 17**
1.5 miles / 4 minutes
- M4 Junction 20**
3.7 miles / 9 minutes
- Bristol**
5.5 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 / 2hr 45 minutes

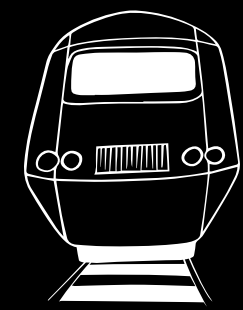
International Airports

- Bristol Airport**
16 miles / 30 minutes
- Birmingham Airport**
88 miles / 1 hour 25 minutes
- London Heathrow**
103 miles / 1 hour 42 minutes

Shipping Ports

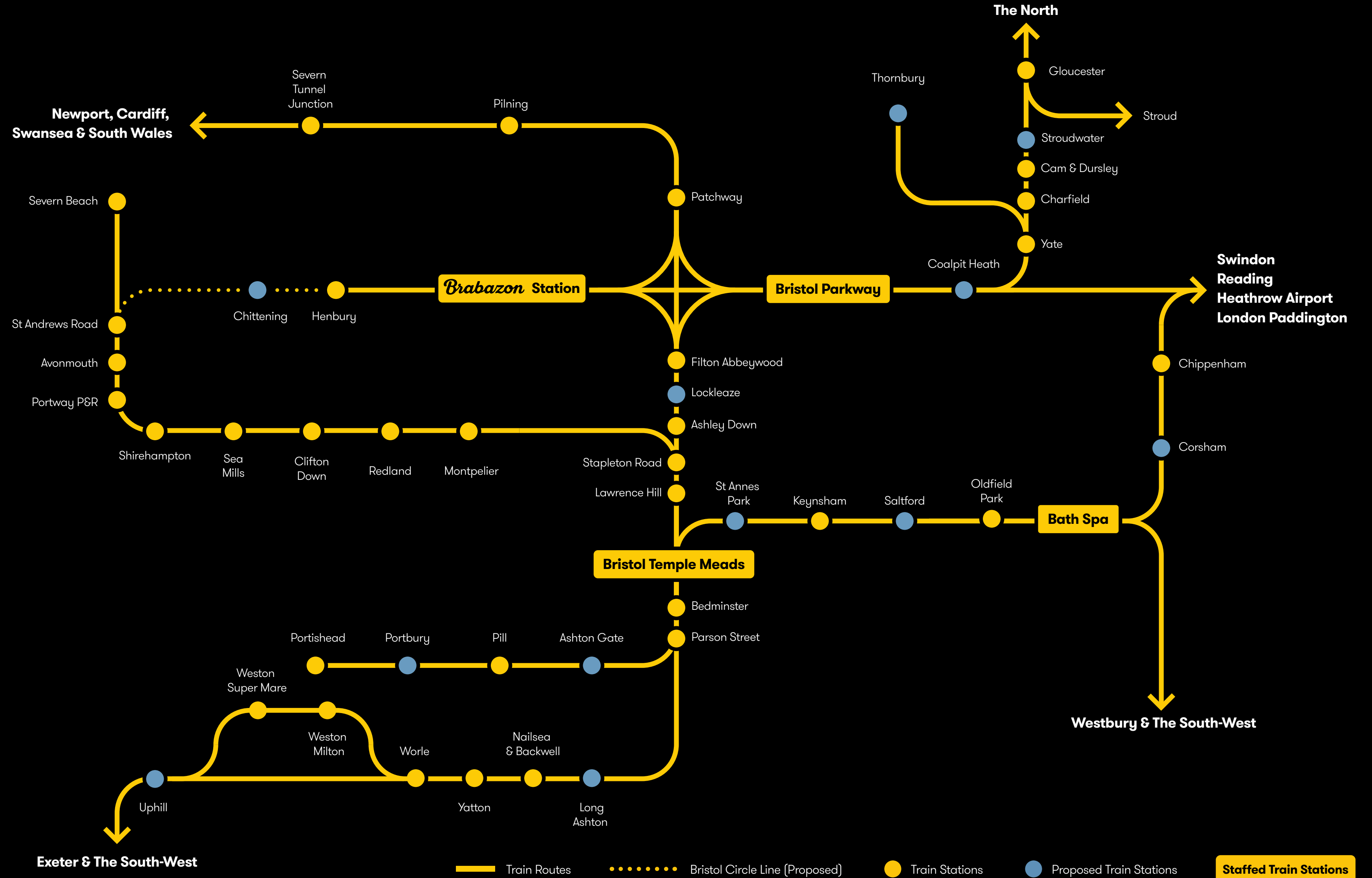
- Bristol Port**
9 miles / 19 minutes
- Southampton Port**
105 miles / 1 hr 56 minutes

*Travel times accurate at time of print (October 25). Drive Times Source: AA Route Planner. Train Source: National Rail from Bristol Parkway.



Train

- **Bristol Temple Meads**
c.20 minutes
- **Cardiff Central**
32 minutes
- **Birmingham New Street**
1 hour 15 minutes
- **London Paddington**
1 hour 15 minutes
- **Exeter St Davids**
1 hour 15 minutes
- **Manchester Piccadilly**
2 hour 58 minutes

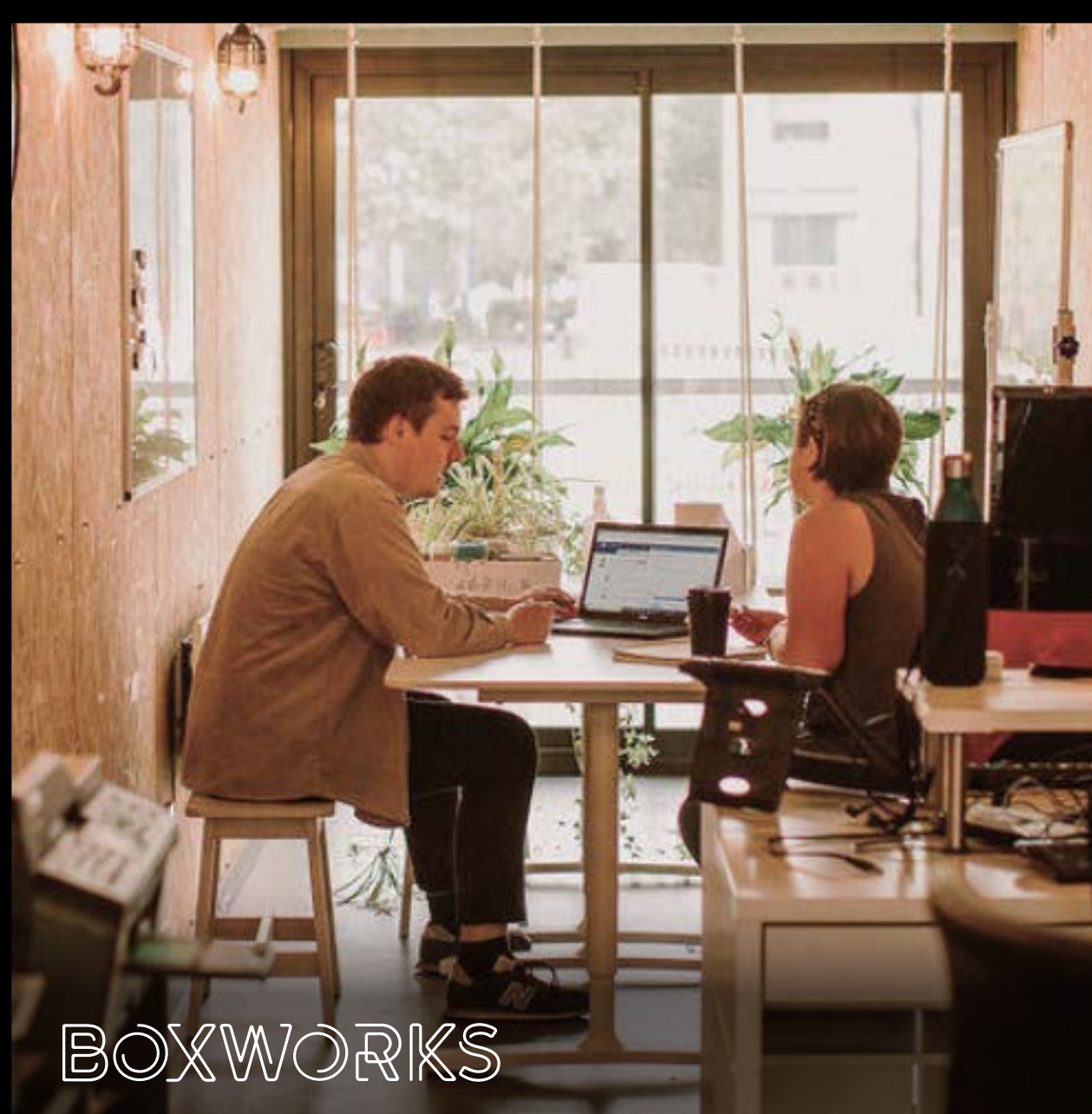


INCREDIBLY WELL CONNECTED

Brabazon offers unbeatable connectivity for businesses. The new train station is on track to open in Autumn 2026. By the opening of The Interchange, it will be just the 4th staffed station across the Bristol & Bath network, which is expanding with new investment.



BARBER BOX



BOXWORKS



CYCLE PATHS



THE HERITAGE DISTRICT



THE HANGAR DISTRICT



THE GREEN



Gromit 3 UNLEASHED



AEROSPACE BRISTOL



THE PROPELLER QUARTER



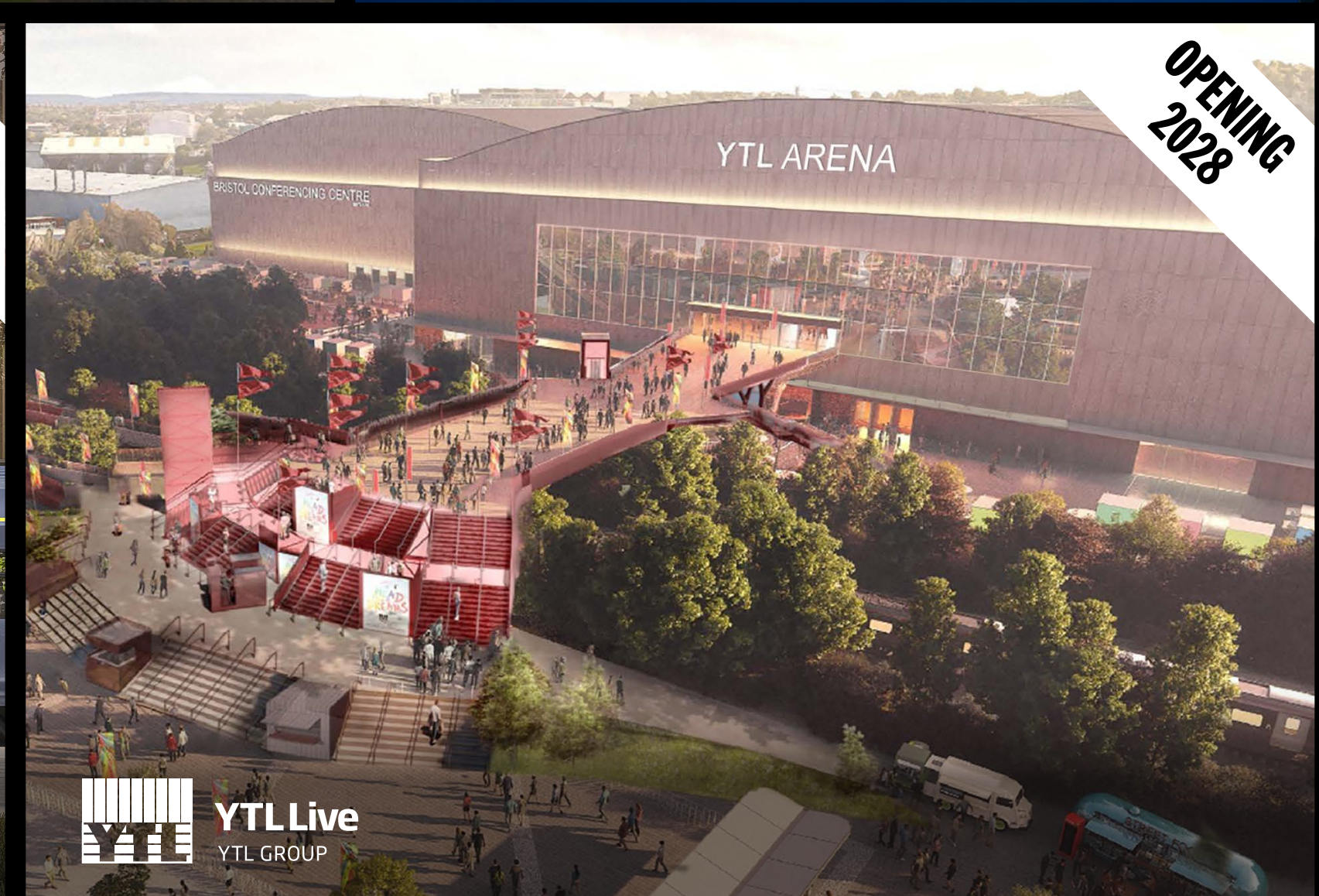
IMPASTA LAB ITALIAN QUALITY FOOD



THE DIALS

BRABAZON TODAY

Over 600 residents living in award-winning new homes. A further 400 homes currently under construction. A thriving community of entrepreneurs at Boxworks. Students getting set for take off at The Propeller Quarter. It's all already happening at Brabazon.



A GREAT LIFESTYLE FOR YOUR STAFF

Mokoko Bakery. Waitrose. Padel tennis, gyms and saunas. Brabazon Park. The Yard food & drink hub. A new train station. And the supersonic 20,000 Arena and conferencing centre at YTL Live. It's all opening at Brabazon by 2028.

SPITFIRE HANGAR
Mokoko cafe, meeting spaces & community hub. Opening January 2026

BRABAZON EXPERIENCE CENTRE
Opening Summer 2026

BOXWORKS
A thriving community of entrepreneurs in affordable commercial studio spaces. Relocating Summer 2026

BRABAZON WORKS
Opening 2026

WESSEX WATER - LABORATORY
Bespoke premium scientific laboratory. Completing 2028

RESIDENTIAL NEW HOMES
Over 300 homes completed as of Q4 2025. 400 under construction

THE YARD
A new urban food destination. Opening Summer 2026

SOCIAL SPORTS SOCIETY
Padel, pickleball, saunas and golf simulators. Opening Summer 2026

BRABAZON PARK
A modern reimagining of Britain's historic tradition of urban parks. Opening 2027

One. Brabazon Gateway.
123,000 sq ft of high-spec office space spread over seven-storey. Opening 2028

WAITROSE

1,650 SPACE MULTI-STOREY CAR PARK
Opening 2028

YTL Live
YTL GROUP
A supersonic 20,000-capacity arena and home to a state-of-the-art exhibition and conferencing centre

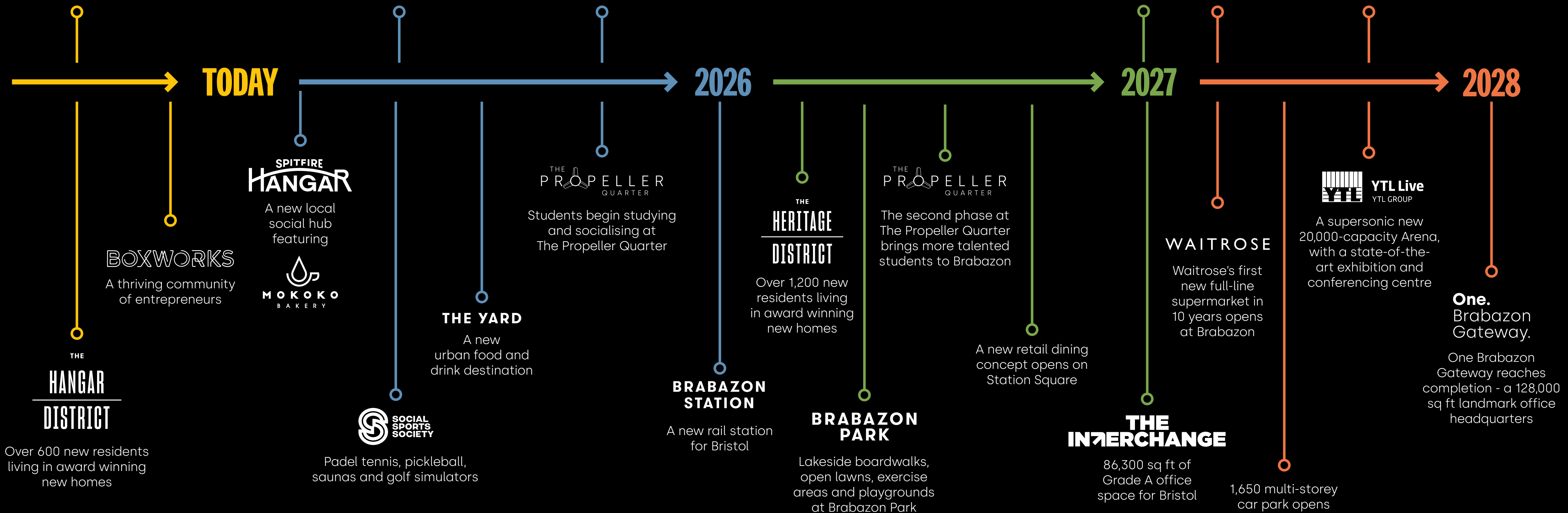
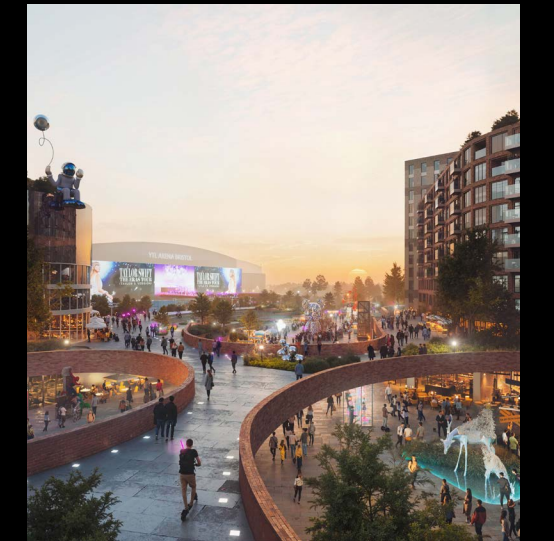
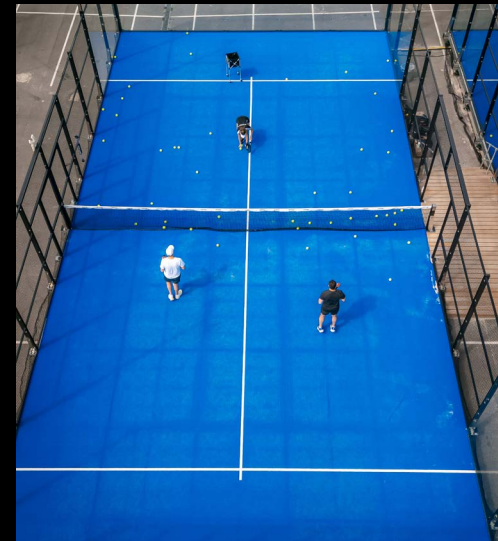
BRABAZON STATION
Connecting Brabazon to Bristol Temple Meads in c. 20 minutes. Arriving Autumn 2026

THE INTERCHANGE
Eight-storey Grade A office building with 86,300 sq ft of NIA. Completing Q4 2027

THE PROPELLER QUARTER
A collection of 1,514 new student rooms opening for the 2026/27 academic year

THE MASTERPLAN FOR BRABAZON

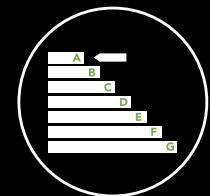
- Grade A Office Space
- Leisure, Food & Lifestyle
- Residential New Homes
- Bespoke / D&B Commercial
- Student Living
- Higher Education / Research Campus



A THRIVING NEW TOWN

One. Brabazon Gateway.

A statement seven-storey landmark building with large floorplates, positioned in a prime location. Featuring an extensive fully glazed atrium core and a rooftop clubhouse, One Brabazon Gateway will deliver best-in-class facilities for occupiers.



EPC A Rating for Energy Efficiency



NABERS 5* for Operational Energy Performance



BREEAM Outstanding for Sustainable Design



WELL Enabled to Promote Health and Well-Being



WiredScore Platinum for Digital Connectivity



SmartScore Gold for Digital Functionality



Operationally Net Zero Carbon





Building Specification

- Communal Roof Terrace and Club House
- Fitness Studio
- Double Height Lounge Reception
- 4 Destination Controlled Passenger Lifts
- 16 Showers with Lockers and Changing Facilities
- Dedicated Cycle Entrance
- Indoor Secure Cycle Storage (152 Bicycles)
- Full Height Glazed Atrium
- 24/7 Access & Security
- Concierge Service
- Fully-Electric, Renewable-Powered Building
- Access to 1,650 Multi-Storey Car Park

Office Specification

- Options for Cat A, Cat A+ or Fully Fitted
- VRF Air-Conditioning (1:8 sq m)
- Floor to Ceiling Height (3.1 m)
- Fully Accessible Raised Floor
- LED Lighting with PIR Sensors
- Exposed Services with Optional Suspended Ceiling
- Full Height Double Glazing

Schedule of Areas



Ground Floor – Waitrose

1st – 17,000 sq ft (1,579 sq m)

2nd – 21,750 sq ft (2,045 sq m)

3rd – 21,750 sq ft (2,045 sq m)

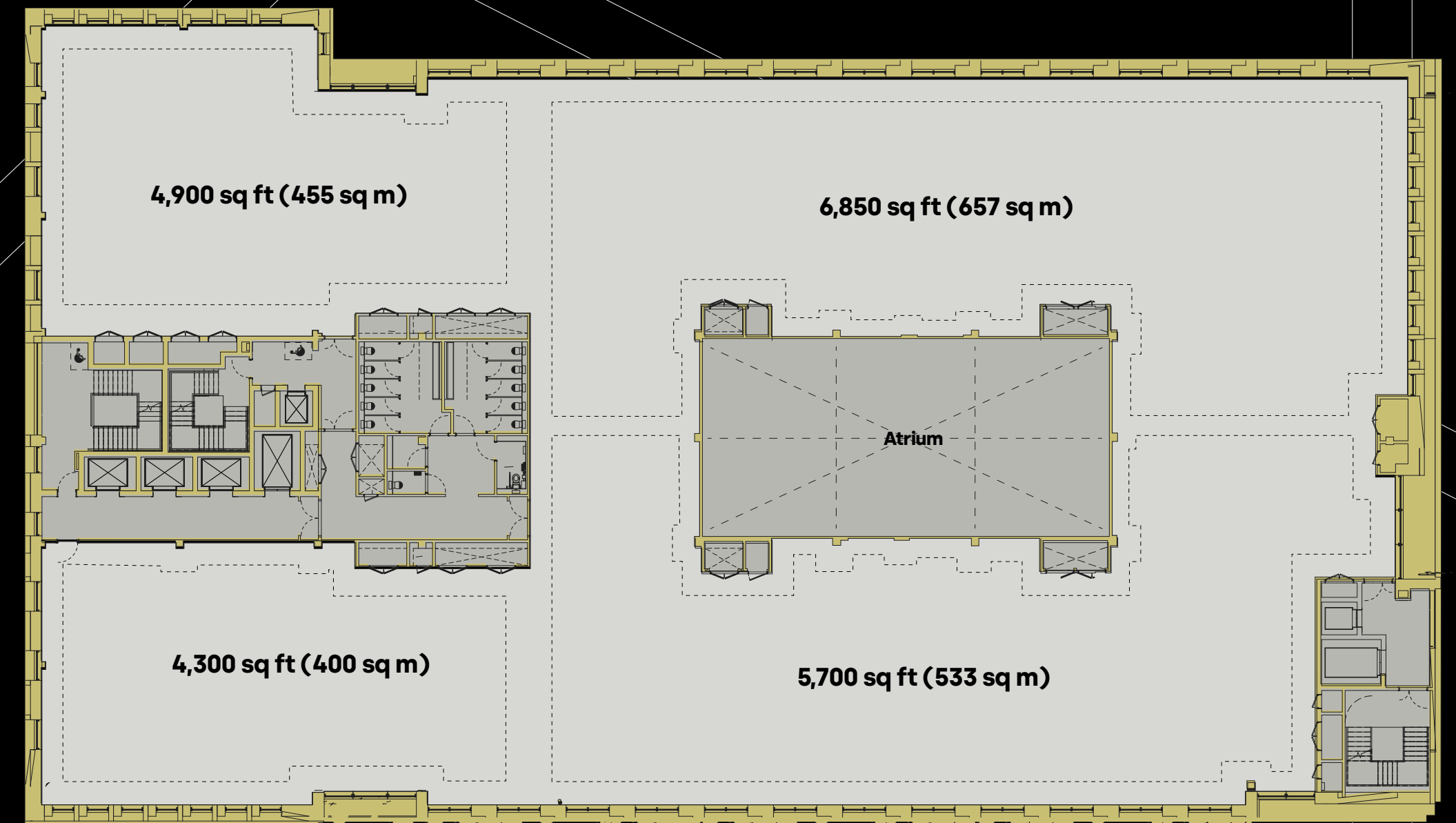
4th – 21,750 sq ft (2,045 sq m)

5th – 21,750 sq ft (2,045 sq m)

6th – 19,600 sq ft (1,820 sq m)

Typical Floorplan

Floor sub-divisions are for indicative purposes only.



YOUR OFFICE YOUR WAY

JOIN THE NEXT GENERATION SHAPING THE FUTURE

AT

Brabazon



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