

An architectural rendering of a modern, multi-story office building with a grid-like facade of windows and vertical gold-colored accents. The building is surrounded by lush green trees and a clear blue sky with light clouds. In the foreground, there are people walking and cars parked, suggesting a vibrant urban environment.

**One.**  
Brabazon  
Gateway.



**YTL Developments**  
YTL GROUP

**4,300 - 123,000 sq ft to let**

# *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

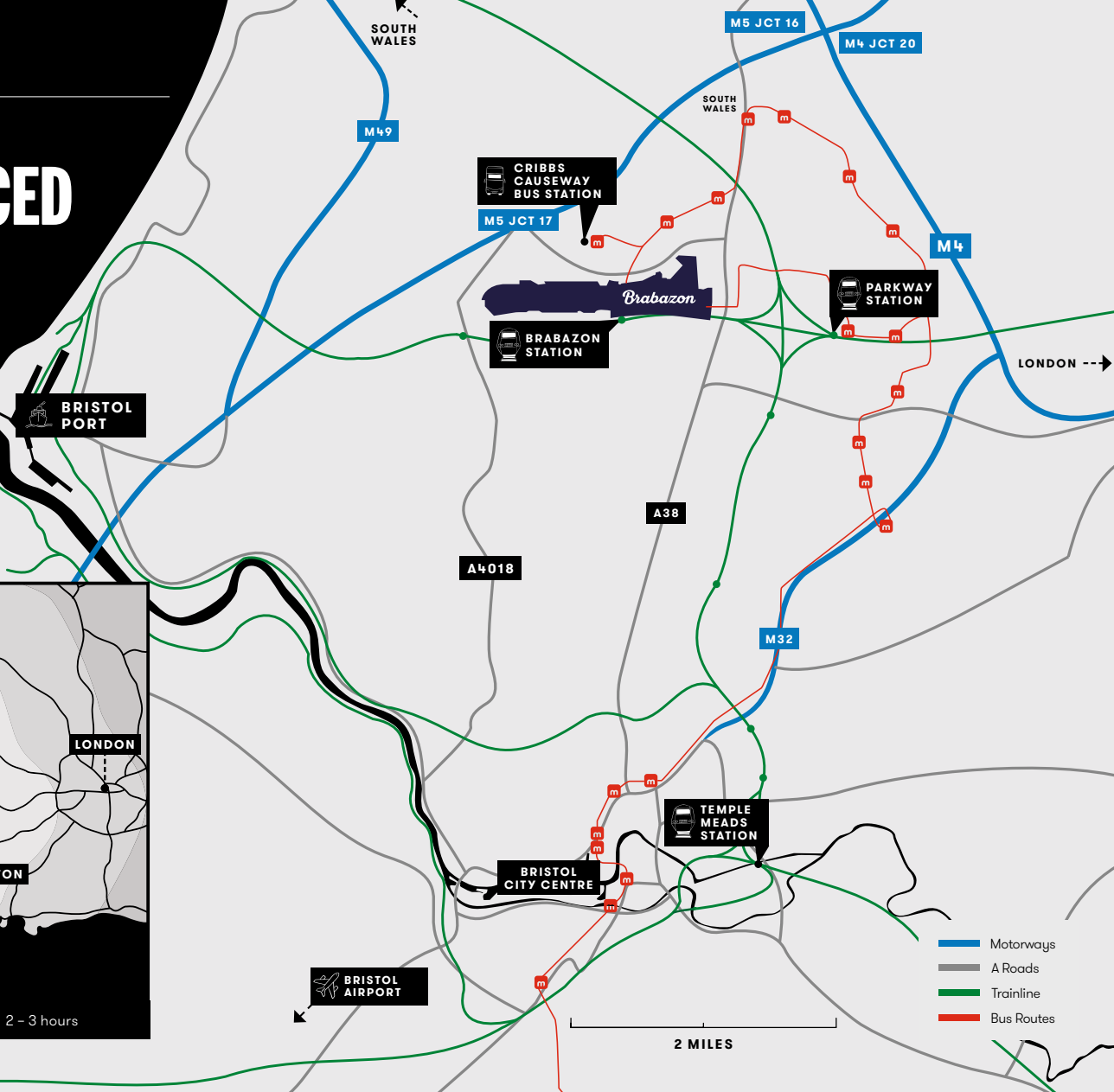
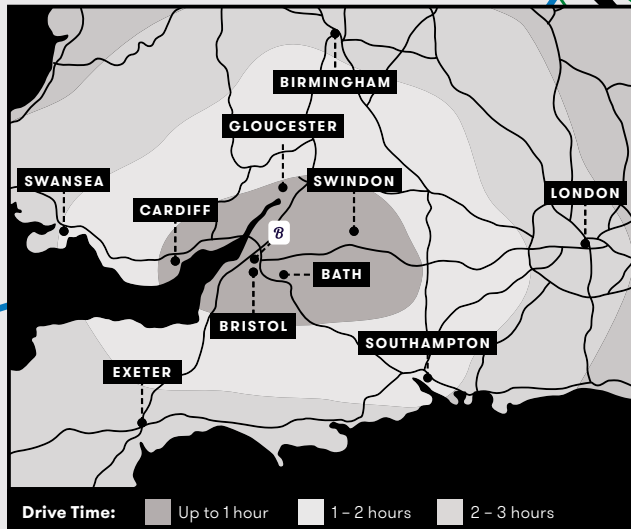


**15** ACRE

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 / 2 hr 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

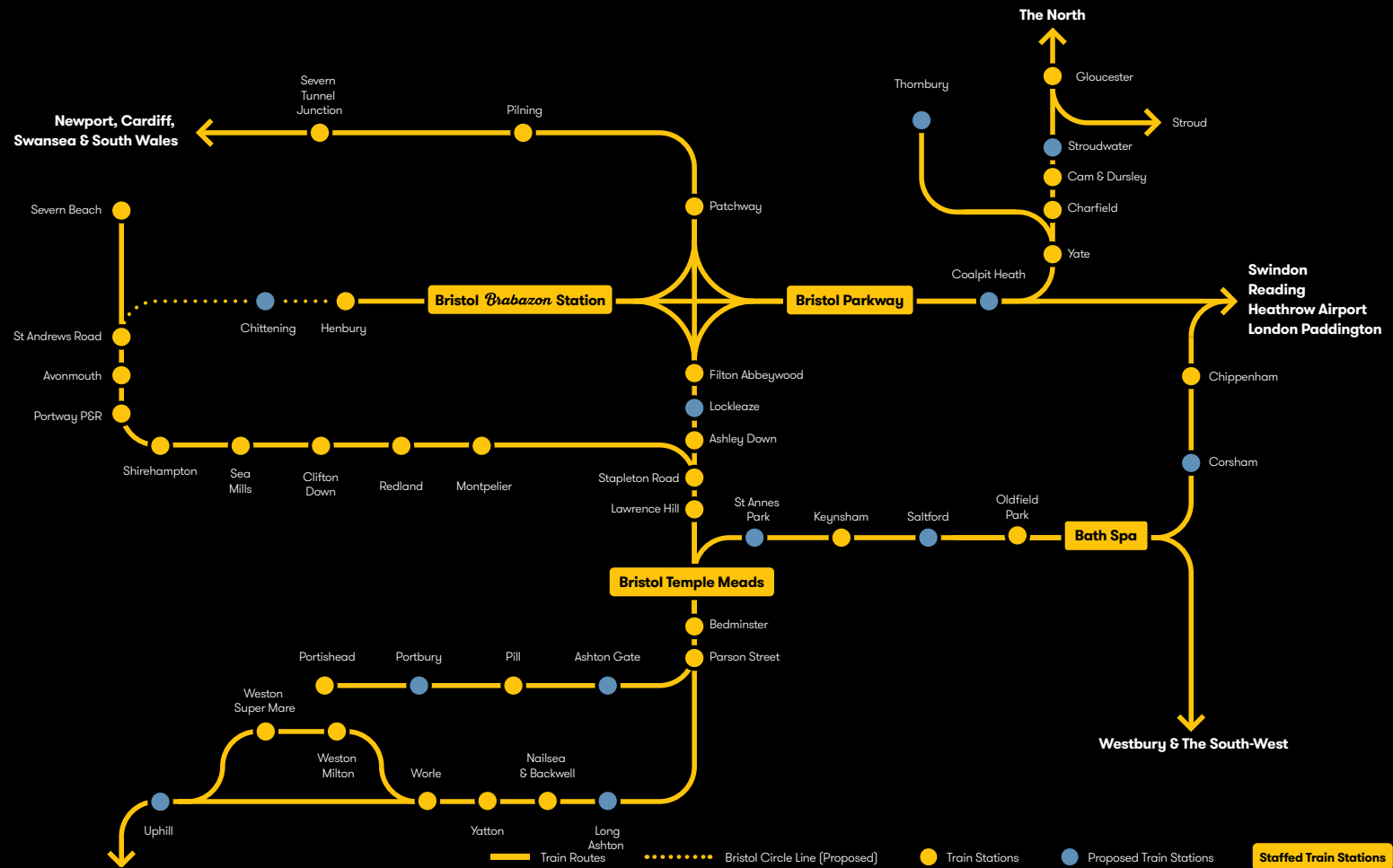
\*Travel times accurate at time of print (October 25). Drive Times Source: AA Route Planner. Train Source: National Rail from Bristol Parkway.



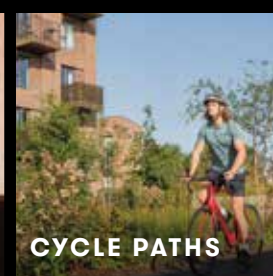
Train

- 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.



# BRABAZON TODAY

Over 600 residents living in award-winning new homes. A further 400 homes currently under construction. Spitfire Hangar - a vibrant community hub and home to Mokoko Bakery's. A thriving collection 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

Opening by 2028, Brabazon brings together Waitrose, Brabazon Park, street food and leisure amenities including padel, pickleball, golf simulators and saunas, next to Bristol Brabazon Station and the 20,000-seat Aviva Arena.

**SPITFIRE HANGAR**  
Mokoko cafe, meeting spaces & community hub.

**BRABAZON MARKETING SUITE**  
Opening 2026

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

**BRABAZON WORKS**  
Opening 2026

**NATIONAL WATER TESTING LAB**  
Bespoke premium scientific laboratory. Completing 2028

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

A new urban street food destination. Opening 2026

**SOCIAL SPORTS SOCIETY**  
Padel, pickleball, saunas and golf simulators. Opening 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-stories. Opening 2028

**WAITROSE**  
**1,650 SPACE MULTI-STORY CAR PARK**  
Opening 2028

**AVIVA ARENA**  
Aviva Arena - a supersonic 20,000-capacity arena and home to a state-of-the-art exhibition and conferencing centre

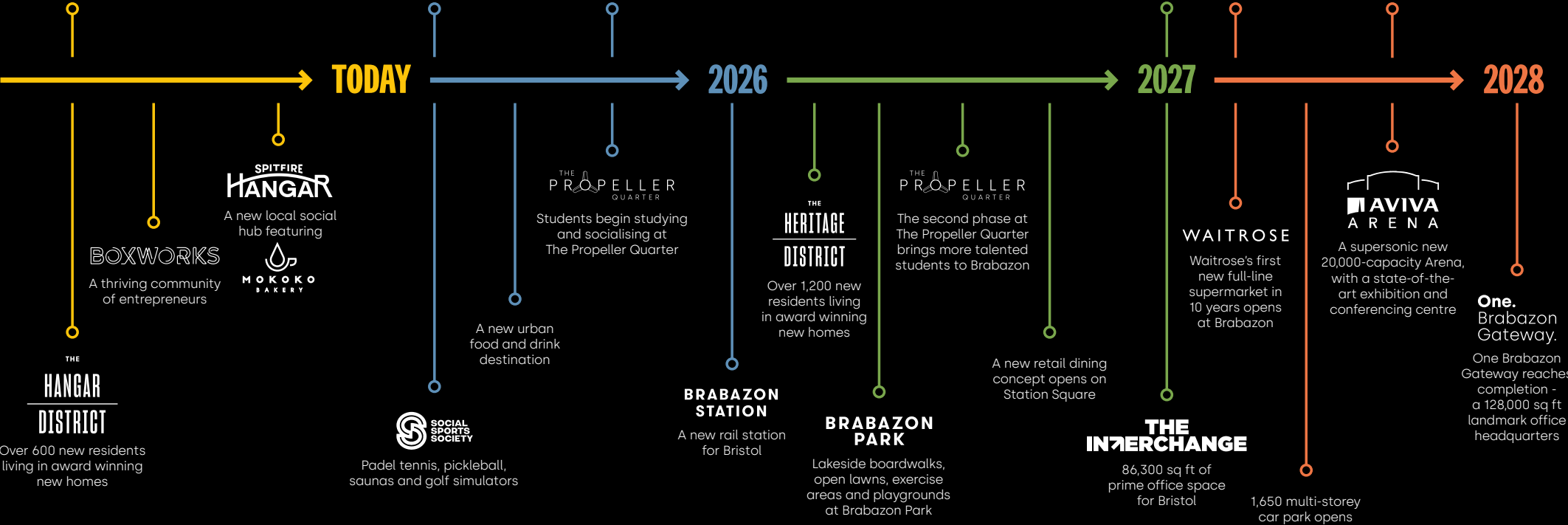
**BRISTOL BRABAZON STATION**  
Connecting Brabazon to Bristol Temple Meads in c. 20 minutes. Arriving 2026

**THE INTERCHANGE**  
Eight-storey Prime 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

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

# THE MASTERPLAN FOR BRABAZON



# 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





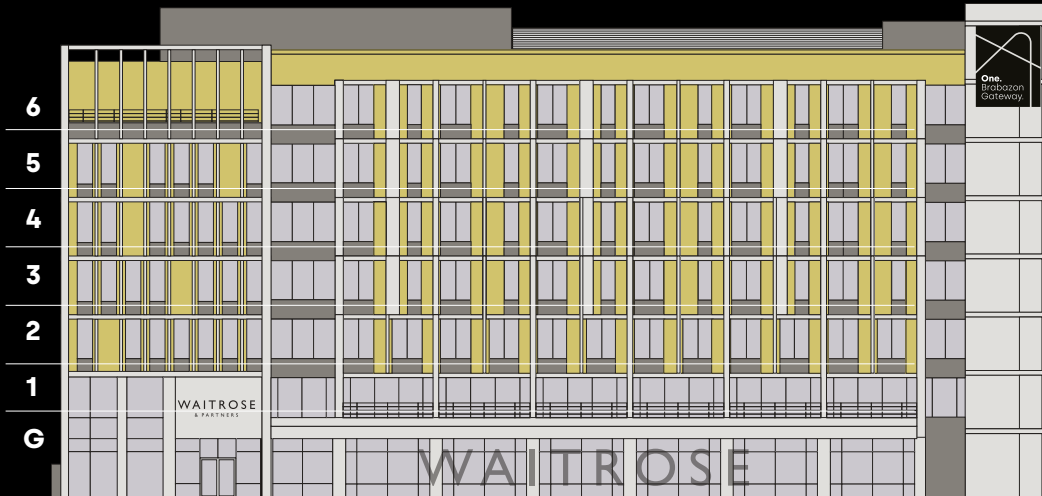
## Building Specification

- 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 (2.8 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)

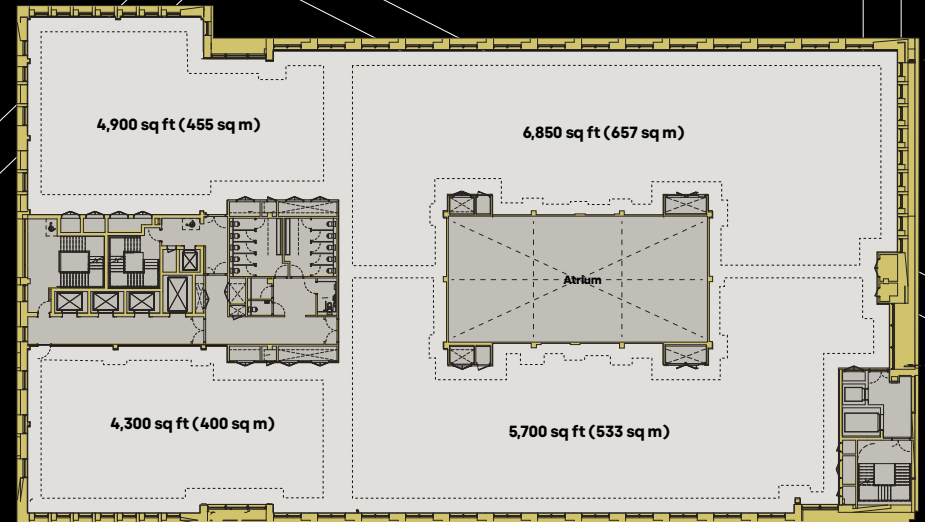
**4th** – 21,750 sq ft (2,045 sq m)

**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

## 123,000 SQ FT (11,579 SQ M) OF PRIME OFFICE SPACE.

# JOIN THE NEXT GENERATION SHAPING THE FUTURE

AT

*Brabazon*



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