



**NEATH
PORT TALBOT**
Front and Centre for Business

BAY TECHNOLOGY CENTRE

High quality office and laboratory space to let

Baglan Energy Park, Port Talbot, SA12 7AX



With its state of the art design and innovative approach to renewable technologies, the award-winning Bay Technology Centre takes building design beyond net-zero.

The Centre offers a range of flexible spaces for start-ups, indigenous businesses and inward investors, with a focus on the Technology, Innovation and R&D sectors.

It's located in one of Wales's prime business regions, just minutes from the M4 and close to the main Swansea to London railway line.

The centre's cutting-edge design and intelligent use of materials has created a building that actually makes more energy than it uses - in effect, a building as a power station, and the first commercial property in Wales to be energy positive in operation.

If the Bay Technology Centre looks like the right fit for your firm, contact our regional experts on **01639 686835** or via **business@npt.gov.uk** and quote: **COMMERCIAL PROPERTY**. Or for more information visit: **www.InvestinNPT.com/BTC**

The facility comprises of:

- 23 offices ranging from 215 – 1000 sq ft
- 8 laboratory units from 215 – 753 sq ft with a minimum Biosafety Level 1
- Fibre connectivity
- Meeting rooms and break-out areas
- On-site parking (including electric vehicle charging points and cycle storage)
- Access to business support and funding (subject to eligibility) to support the set-up of your operation and/or fit out of labs
- Close proximity to academia Swansea University and University of Wales Trinity St David
- Access to the EV charging points
- Communal kitchen and shower facilities available.

**RENT - £10 PER SQ FT AND £6.50 PER SQ FT
SERVICE CHARGE.**



UK Government
Llywodraeth y DU



Llywodraeth Cymru
Welsh Government



Bargen Ddinesig
BAE ABERTAW
SWANSEA BAY
City Deal



UNDEB EWROPEAIDD
EUROPEAN UNION



Llywodraeth Cymru
Welsh Government

**Cronfa Datblygu
Rhanbarthol Ewrop**
**European Regional
Development Fund**

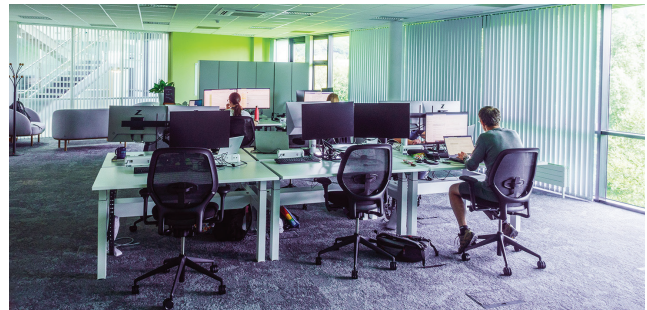


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BAGLAN BAY INNOVATION CENTRE

High quality modern office and laboratory space to let

Baglan Energy Park, Port Talbot, SA12 7AX



Baglan Bay Innovation Centre focuses on innovation across a range of industry sectors including energy, digital, life sciences and R&D.

The centre comprises of:

- Offices ranging from 344 – 936 sq ft, over four floors
- 5 laboratory units from 377 – 936 sq ft with a minimum Biosafety Level 1
- Conference space and meeting room
- Access to business support and funding (subject to eligibility) to support the set-up of your operation and/or fit out of labs
- On-site parking (including electric vehicle charging points and cycle storage)
- Ultra-fast broadband connectivity
- Close proximity to academia Swansea University and University of Wales Trinity St David
- Access to the EV charging points
- Communal kitchen and shower facilities available.

It offers great transport links, being just minutes from the M4 and easy access to Port Talbot Parkway railway station, with direct links to Swansea, Cardiff and London.

Neath Port Talbot Council's Economic Development Team has an enviable track record of helping investors and businesses realise their ambitions for development and growth in the region. Let us do the same for you.

**RENT - £10 PER SQ FT AND £6.50 PER SQ FT
SERVICE CHARGE.**

If the Baglan Bay Innovation Centre looks like the right fit for your firm, contact our regional experts on **01639 686835** or via **business@npt.gov.uk** and quote: **COMMERCIAL PROPERTY**. Or for more information visit: **www.InvestinNPT.com/BBIC**





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NEATH PORT TALBOT FRONT AND CENTRE FOR BUSINESS

Neath Port Talbot is a place with pride in its industrial heritage and a deep connection with the steel industry. However, it's also a region with its sights set on the future, with a focus on innovation, across multiple sectors from manufacturing, medtec, life sciences, and ICT, to decarbonisation and renewable energy, supporting the local authority's economic development strategy.

One of its priorities has been to establish communities of collaborative innovators and entrepreneurs across a range of high-growth sectors such as med tech, professional services and technology, construction and the creative industry. Many of them work out of commercial hubs, R&D villages and technology, taking advantage of the flexible, well-serviced and sustainable facilities.

One such community has been formed at Baglan Energy Park, Port Talbot. Developed on the former BP petrochemical site, the park's completion marked the first phase of the regeneration of the Baglan Bay area.

Baglan Energy Park has become home to the University of South Wales Hydrogen Centre, Wales' first hydrogen research and demonstration centre; Baglan Bay Innovation Centre and most recently, the Bay Technology Centre. Other businesses located here include Ecolab, Intertissue, Montagne Jeunesse, RWE Renewables, Swansea Bay University Health Board and Neath Port Talbot Council.

Jill Rosser, Company Director, Collocco Consultancy Ltd said "With a continuing programme of investment in the nearby universities and in Baglan Bay Energy Park, plus the good transport links, we felt that this was the ideal place to locate our business and promote the region as a hub or the life sciences sector."

Crossflow Energy Ltd's rapid growth prompted the search for new premises and the company recently relocated its operations to the Bay Technology Centre. As CEO Martin Barnes says "Our new location offers an array of renewable technologies and carbon offsetting facilities. We now have a base that meets our own sustainable ambitions."

ProColl LTD has recently established a manufacturing facility within the Bay Technology Centre. Dr Chris Wright, Chief Scientific Officer, tells us that the financial assistance and advice they've received from Neath Port Talbot Council has enabled the company to move into new markets.

Let the team do the same for you — call **01639 686835** or email **business@npt.gov.uk** and quote: COMMERCIAL PROPERTY. For even more inspiration visit: **www.InvestinNPT.com/why-npt**





**NEATH
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THE METAL BOX

High quality modern office space to let

Located close to Neath town centre with excellent transport links to the A465 and the M4



The Metal Box provides modern quality offices located just off Milland Rd. This estate is located close to Neath town centre with excellent transport links to the A465 and the M4. Excellent rail links with Neath Train Station.

Ample parking is available, including a large car park for tenants, short visitor parking and 2 designated/reserved parking per unit.

Unit(s) available between:

| Unit | Area (ft ²) |
|------|-------------------------|
| 1 | 3,541 |
| 3 | 3,923 |

If The Metal Box looks like the right fit for your firm, contact our regional experts on **01639 686835** or via **business@npt.gov.uk** and quote: COMMERCIAL PROPERTY. Or for more information visit: **www.InvestinNPT.com**

About The Metal Box:

- Access to business support and funding (subject to eligibility) to support the set-up of your operation and/or fit out of the space
- Close proximity to academia Swansea University, University of Wales Trinity St David & Neath College
- Fibre Connectivity
- Each unit is fitted with its own kitchen facility and has a smaller office within which has utility for storage, meeting rooms or personal office
- Each room is fitted with its own alarm intruder system and is accessed via a swipe card access system.

RENT - £9 PER SQ FT AND £2.50 PER SQ FT SERVICE CHARGE.

