



Office and Growth Unit Rental Prices 2017/2018

The Bridge Innovation Centre is able to offer a choice of different accommodation type and size to suit your current needs. As your business grows, there is the option of moving to a larger or more specialist unit whilst retaining your address and phone number. Within the main building offices from 26.5 sq m (286 sq ft) to 101.25 (1,090 sq ft) are available on flexible licenses where costs including rents, services charges and a high bandwidth broadband connection are combined into one single payment. This package leaving only the cost of telephones calls and business rates to be met (many offices currently subject to small business rates relief, please ask for more details). The central print room which can be used by all members provides, at minimal costs, facilities for photocopying, printing, faxing, binding and laminating. Further information about these and other facilities can be found on the facilities fact sheet.

Office	Size ft ²	Rent per ft ²	Total Rent and Service Charge per annum	Total Rent and service Charge per month
Office 1	543	£10.50	£5,700	£475
Office 2	339	£10.50	£3,565	£297
Office 3	341	£10.50	£3,576	£298
Office 4	340	£10.50	£3,570	£298
Office 5	336	£10.50	£3,525	£294
Office 6	312	£10.50	£3,271	£273
Office 7	317	£10.50	£3,333	£278
Office 8	335	£10.50	£3,518	£293
Office 9	335	£10.50	£3,518	£293
Office 10	330.33	£10.50	£3,468	£289
Office 11	285	£10.50	£2,991	£249
Office 12	335	£10.50	£3,514	£293
Office 13	328	£10.50	£3,442	£287
Office 14	1112	£10.50	£11,671	£973
Office 15	693	£10.50	£7,276	£606
Office 16	693	£10.50	£7,276	£606
Office 17	681	£10.50	£7,146	£595
Office 18	681	£10.50	£7,146	£595
Office 19	550	£10.50	£5,775	£481
Atrium Offices				
Office 20	510	£10.50	£5,352	£446
Office 21	338	£10.50	£3,550	£296
Office 22 (Small Office)	211	£10.50	£2,220	£185
Office 23	405	£10.50	£4,254	£354

Growth Units

In addition to the offices within the main building the Bridge Innovation Centre offers practical workshop space. Each workshop includes an office, generous workspace and its own dedicated plant room which houses a gas boiler, the utility meters and the main power distribution board.

Workshops range from 125.4 sq m (1350 sq ft) to 273.1 sq m (2940 sq ft). Occupiers are responsible for paying their own utilities and Business Rates and a basic rental of £6 a sq ft.

With the prior agreement of Pembrokeshire County Council tenants may undertake interior alterations which can provide a full first floor which effectively doubles the floor area of the workshop. This effectively reduces rent to £3 a sq ft and can create a large office space, computer rooms, clean rooms or other types of laboratory space.

Unit No	Size ft ²	Rent per ft ²	Annual Rental Income	Total Rent per Month	Rates Payable	EPC Rating
1	2788	£6	£16,727	£1,394	£7,440	B
2	2939	£6	£17,631	£1,469	£8,040	B
3	2939	£6	£17,631	£1,469	£8,040	B
4	2939	£6	£17,631	£1,469	£8,040	B
5	2777	£6	£16,663	£1,389	£7,440	B
6	1356	£6	£8,138	£678	£3,840	C
7	1356	£6	£8,138	£678	£3,840	C
8	1356	£6	£8,138	£678	£3,840	C
9	1356	£6	£8,138	£678	£3,840	C
10	1356	£6	£8,138	£678	£3,840	C
11	1356	£6	£8,138	£678	£3,840	C
12	1356	£6	£8,138	£678	£3,840	C
13	1724	£6	£10,346	£862	£4,800	C

Rent prices are fully inclusive of:

- Opt in/out 100 Mbs SDL
 - SDL (shared) Internet connectivity
 - Internet usage
 - Use of meeting rooms.*
- *Subject to fair use policy

Prices are exclusive of:

- Rates
- Use of board rooms (these are charged at discounted rates for tenants).



Please note all prices are exclusive of VAT

Bridge Innovation Centre

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Costau Rhentu Uned Swyddfa a Thwf 2017/2018 Swyddfa

Gall Canolfan Arloesedd y Bont gynnig ystod o wahanol lety o bob math a siâp ar gyfer eich anghenion cyfredol. Wrth i'ch busnes dyfu, mae dewis i symud i uned fwy neu fwy arbenigol gan gadw eich cyfeiriad a'ch rhif ffôn. O fewn y prif adeilad, mae swyddfeydd o 26.5 m sg (286 troedfedd sgwâr) i 101.25 m sg (1,090 troedfedd sgwâr) ar gael ar drwyddedi hyblyg a chyfunir costau rhent, taliadau gwasanaethau a chysylltiad band eang cyflym mewn un taliad. Dim ond costau galwadau ffôn a threthi busnes sydd angen cael eu bodloni (mae nifer o swyddfeydd ar hyn o bryd yn amodol ar ryddhad ardrethi i fusnesau bach, gofynnwch am fwy o fanylion). Yn yr ystafell argraffu ganolog, y gellir pob aelod ei defnyddio, mae cyfleusterau ffotogopïo, argraffu, ffacsio, beindio a lamineiddio ar gael am gost isel.

Swyddfa	Maint y swyddfa (troedfedd sgwâr)	Rhent y droedfedd sgwâr	Cyfanswm Rhent a Thaliadau Gwasanaethau y flwyddyn	Cyfanswm Rhent a Thaliadau Gwasanaethau y mis
Swyddfa 1	543	£10.50	£5,700	£475
Swyddfa 2	339	£10.50	£3,565	£297
Swyddfa 3	341	£10.50	£3,576	£298
Swyddfa 4	340	£10.50	£3,570	£298
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Swyddfa 21	338	£10.50	£3,550	£296
Swyddfa 22 (Swyddfa fechan)	211	£10.50	£2,220	£185
Swyddfa 23	405	£10.50	£4,254	£354

Growth Units

Yn ogystal â'r swyddfeydd yn y prif adeilad, mae gan Ganolfan Arloesedd y Bont weithdai ymarferol. Mae pob gweithdy yn cynnwys swyddfa, digonedd o le i weithio ynddo, ac ystafell beiriannau pwrpasol sy'n cynnwys boeler nwy, mesurydd cyfleustodau a'r prif fwrdd dosbarthu pŵer.

Mae gweithdai yn amrywio o 124.4 m sg (1350 troedfedd sgwâr) i 273.1 m sg (2940 troedfedd sgwâr). Mae'r deiliaid yn gyfrifol am dalu am eu cyfleustodau a'u Trethi Busnes eu hunain a rhent o £6 y droedfedd sgwâr. Gyda chaniatâd Cyngor Sir Penfro, gall y tenantiaid ymgymryd â gwaith i addasu'r tu mewn a allai ddarparu llawr cyntaf gyfan a fydd yn dyblu maint y gweithdy. Bydd hyn yn lleihau'r rhent i £3 y droedfedd sgwâr, a gallai greu swyddfa fawr, ystafelloedd cyfrifiaduron, ystafelloedd glanhau neu unrhyw fath arall o labordy.

Rhif yr Uned	Maint mewn troedfeddi sgwâr	Rhent y droedfedd sgwâr	Incwm Rhent blyneddol	Cyfanswm Rhent y Mis	Rhent sy'n daladwy	EPC Rating
1	2788	£6	£16,727	£1,394	£7,440	B
2	2939	£6	£17,631	£1,469	£8,040	B
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Mae pris rhent yn cynnwys:

- Cysylltedd Rhyngwyd SDL (wedi'i rannu) 100Mbps SDL Optio i mewn/allan
- defnydd o'r we
- defnydd o'r ystafelloedd cyfarfod.*

*yn ddibynnol ar bolisi defnydd teg

Nid yw'r costau'n cynnwys:

- Trethi
- Defnydd o'r ystafelloedd bwrdd (Bydd tâl gostyngol i denantiaid).

Rhent Blyneddol

Noder nad yw'r costau yn cynnwys TAW

Canolfan Arloesedd y Bont

Parc Gwyddoniaeth a Thechnoleg Sir Benfro, Doc Penfro, Sir Benfro, SA72 6UN

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