



Office and Growth Unit Rental Prices 2022/2023

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	Rent per ft ²	Total Rent and Service Charge per annum	Total Rent and service Charge per month
Office 1	£10.50	£5,700	£475
Office 2	£10.50	£3,565	£297
Office 3	£10.50	£3,576	£298
Office 4	£10.50	£3,570	£298
Office 5	£10.50	£3,525	£294
Office 6	£10.50	£3,271	£273
Office 7	£10.50	£3,333	£278
Office 8	£10.50	£3,518	£293
Office 9	£10.50	£3,518	£293
Office 10	£10.50	£3,468	£289
Office 11	£10.50	£2,991	£249
Office 12	£10.50	£3,514	£293
Office 13	£10.50	£3,442	£287
Office 14	£10.50	£11,671	£973
Office 15	£10.50	£7,276	£606
Office 16	£10.50	£7,276	£606
Office 17	£10.50	£7,146	£595
Office 18	£10.50	£7,146	£595
Office 19	£10.50	£5,775	£481
Atrium Offices			
Office 20	£10.50	£5,352	£446
Office 21	£10.50	£3,550	£296
Office 22 (Small Office)	£10.50	£2,220	£185
Office 23	£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	Rent per ft ²	Annual Rental Income	Total Rent per Month	Rates Payable	EPC Rating
1	£6	£16,727	£1,394	£7,440	B
2	£6	£17,631	£1,469	£8,040	B
3	£6	£17,631	£1,469	£8,040	B
4	£6	£17,631	£1,469	£8,040	B
5	£6	£16,663	£1,389	£7,440	B
6	£6	£8,138	£678	£3,840	C
7	£6	£8,138	£678	£3,840	C
8	£6	£8,138	£678	£3,840	C
9	£6	£8,138	£678	£3,840	C
10	£6	£8,138	£678	£3,840	C
11	£6	£8,138	£678	£3,840	C
12	£6	£8,138	£678	£3,840	C
13	£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

Pembrokeshire Science and Technology Park,
Pembroke Dock, Pembrokeshire, SA72 6UN

Tel: 01646 689200

Fax: 01646 689310

E-mail: pstp@pembrokeshire.gov.uk

www.bridgeinnovation.co.uk