



Spatia 

Transforming spaces and places
to create better futures



Spatia is an innovative developer committed to delivering great spaces and places that help build a better future for people and the planet.

Our ambition is to transform places, communities and lives by creating sustainable neighbourhoods, future-fit workspaces and low and zero carbon homes that connect people and improve their environment.

Founded by the highly experienced and award-winning developer Gavin Bridge, Spatia combines a fresh, open-minded approach with over two decades of successful, award-winning property development and urban regeneration experience.

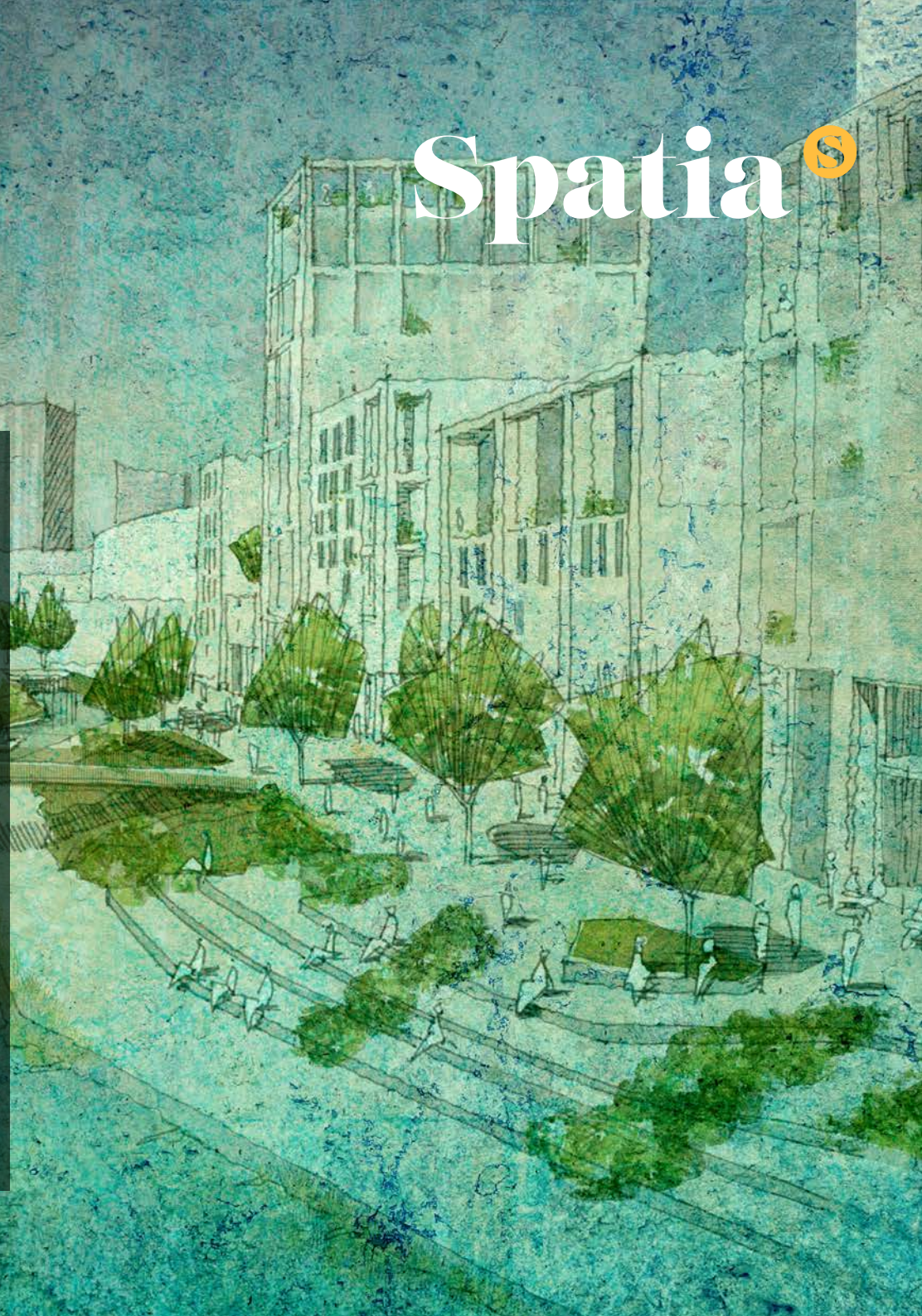
We are committed to building a more sustainable and inclusive economy, which we also believe is the best way to create lasting economic value.

Our vision and values

Spatia

Our values inform everything we do.

- **We're open** to others' views, new ways of doing things, solving challenges and working with partners
- **We're trustworthy**, *doing what say we will with the skills, drive and resources to make things happen*
- **We care** about 'doing the right thing' and the impact we're having on the places and people where we operate
- **We're forward-thinking**, embracing the future, helping drive change and are focused on tackling challenges facing society and the planet
- **We raise the bar**, challenging ourselves to do better and find new solutions to problems
- **We create value** for our partners and the communities where we operate



Gavin Bridge

MANAGING DIRECTOR

- Winner – Property Personality of the Year at the South West Property Awards 2017
- Business Insider No.1 on Property Power List 2019 & 2020
- Chair, South West, LandAid

The **Spatia** team, led by **Gavin Bridge**, has many years of property development and urban regeneration experience, carving out an enviable reputation in the industry.

During his career, Gavin has delivered over £750M worth of mixed-use development across the UK, including the multi award winning transformation of Finzels Reach, an inspiring new balanced neighbourhood created by Bristol's Floating Harbour.

Developments have driven new standards of environmental sustainability and focused on future needs, from digital connectivity to staff well-being.

Passionate about the role the property and construction industry needs to play in contributing to a more inclusive, sustainable economy, Gavin Bridge has been twice named ***Business Insider – No.1 on Property Power List.***

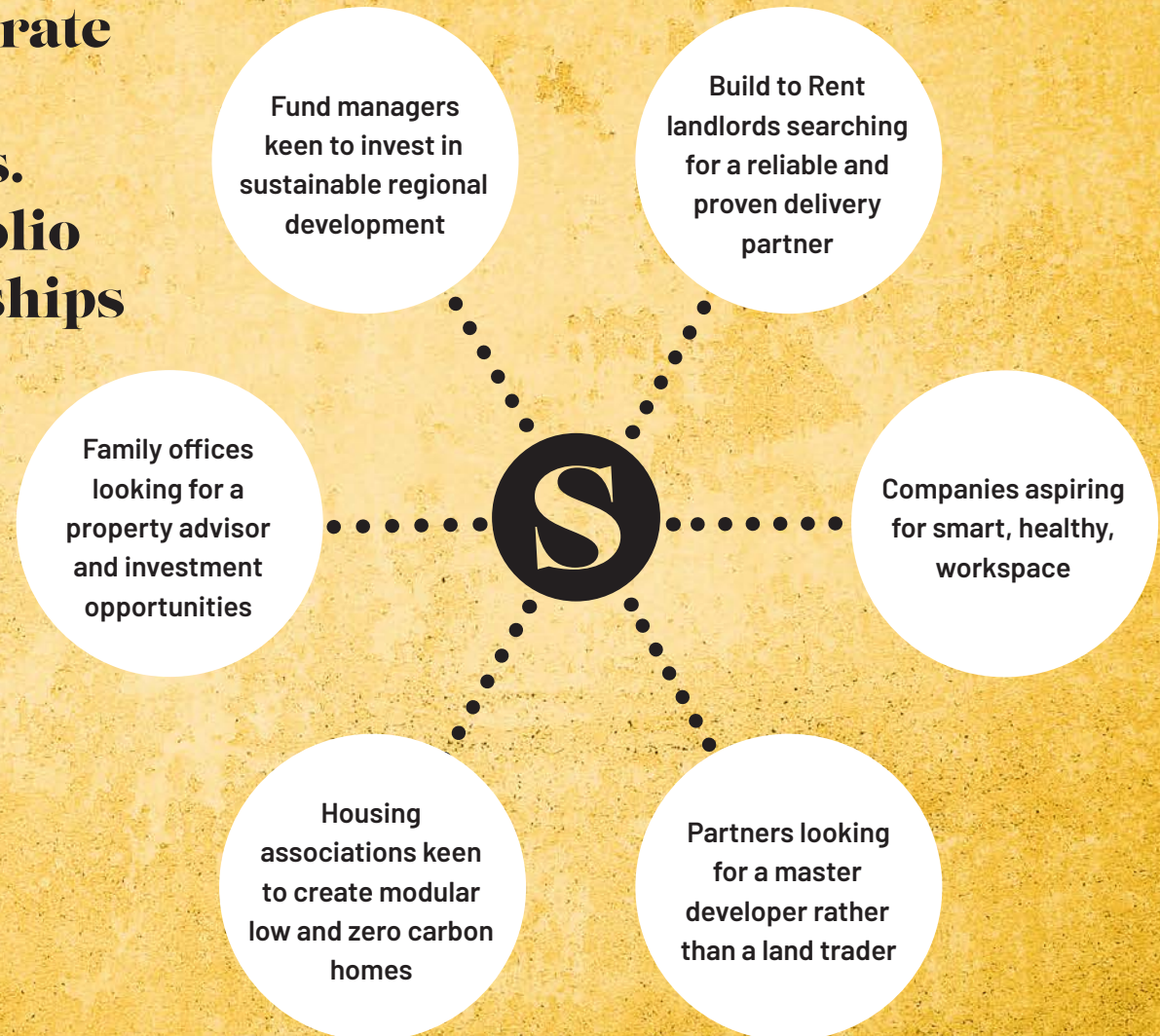
Spatia is fully supported by a wide professional team with whom we have worked on many projects over 20 years.

Having set up the regional board of the property sector charity LandAid, Gavin is leading an industry consortium to deliver, pro bono, new housing for young homeless in Bristol.

Progress through collaboration

Spatia^S

Spatia's approach is to collaborate with like-minded partners to create great spaces and places. We're seeking to build a portfolio of joint ventures and relationships with the following:



Transformational urban regeneration

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Spatia is targeting mixed use development opportunities from £50M GDV across the UK regions where the team can create value through multi-phase and multi-tenure development. Typically, this involves post-industrial land in major urban centres, repurposing redundant retail space and development around transport hubs. We also want to work with specialists in the build to rent, later living and hospitality markets as their regional development partner.





Future-fit workspaces

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We are looking to buy sites in urban locations across the UK regions without planning approval to develop best-in-class, smart, sustainable, healthy workspace. We work with our own funding partners but also act as development managers for institutions with their own assets or as an occupier advisor on their property journey. The office buildings we create will be typically BREEAM Outstanding, WiredScore Platinum, digitally smart and at least 50,000 sq ft.



Low and zero carbon homes

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Working with a specialist private markets investor keen to move to a more sustainable and inclusive economy, we are looking to buy brownfield land with, or without planning to deliver at least 2500 low (60% better than Building Regulations) and zero carbon homes over the next few years. We are also keen to help support housing associations with their development programme and act as master developer on larger schemes.

Track record



Spatia[®]







Spatia


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