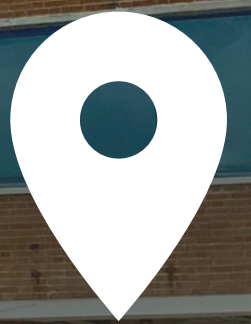


H2Bay

BAY STUDIOS

A vibrant workspace for innovators and growing businesses. Become a part of Wales' First Hydrogen Ecosystem.



BAY STUDIOS,
FABIAN WAY,
SWANSEA, SA1 8QB

Office Spaces
Available to Rent



H2BAY.CO.UK

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H2Bay

Developed as the centrepiece of Wales' first business-led hydrogen ecosystem, H2Bay represents a bold new approach to workspace — one where location, community, and purpose align.

H2Bay is located on a prime 40-acre industrial site at Bay Studios in Swansea Bay, strategically positioned within five minutes of the M4, Swansea City Centre, and the beach. Set within the iconic old Ford Motors plant, the space has been thoughtfully refurbished to create a contemporary working environment for forward-thinking businesses and innovators.

More than just offices, H2Bay is a thriving community of renewable energy focused startups, scale-ups, and established companies collaborating on the energy challenges of tomorrow. With strong ties to local universities and technical colleges, H2Bay fosters industry-academic collaboration that drives real innovation. On-site solar production helps to power the space — ensuring businesses operate with a low carbon footprint.

Whether you're a startup finding your feet, a company scaling up, or an established enterprise looking to position yourself at the forefront of the energy transition, H2Bay provides the infrastructure, community, and resources to thrive. Bright, naturally lit offices, high-speed internet, a dedicated conference room and media room, and vibrant breakout spaces create an environment where focus and collaboration coexist. Add to that EV and hydrogen charging, ample parking, and a coastal location that keeps teams and individuals energised, and you have a workspace where people want to come to work.





SUSTAINABILITY AT THE CORE

The workspace you choose reflects your business values. At H2Bay, sustainability is more than just a buzzword — it's embedded in how the site operates. By choosing to base your business here, you're not just occupying an office; you're participating in a real-world test bed for the clean energy solutions of tomorrow.

H2Bay combines on-site solar production with advanced hydrogen energy infrastructure to create a genuinely low-carbon workspace. This dual approach means the building operates with minimal reliance on the grid, reducing both operational costs and carbon footprint. For your business, this translates to the credibility of operating from a genuinely sustainable facility — a growing expectation from clients, investors, and employees alike.

The hydrogen infrastructure on-site isn't theoretical. It's a working system that demonstrates real-world applications of green hydrogen technology, giving your team direct exposure to the innovations shaping the energy sector.



Visit [Hyppo.co.uk](https://www.hyppo.co.uk) to find out more about H2Bay's on-site hydrogen infrastructure and its role in the hydrogen economy.

PERFECTLY PLACED IN THE HEART OF SWANSEA BAY



Bay Studios Business Park sits within 1 mile of J42 M4 ¹, accessed via the A483 Fabian Way. Prominent neighbours include Swansea University, Amazon, and The Towers Hotel & Spa.

- 📍 3 miles from Swansea City Centre ²
- 📍 5 miles to Neath or Port Talbot
- 📍 5-minute walk to the beach
- 📍 Adjacent to the Swansea University Bay Campus ³
- 📍 Good public transport links
- 📍 Excellent parking provision



SPECIFICATIONS



Abundant natural light throughout



Flexible office sizes for individuals and teams



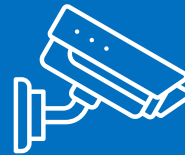
Conference room and dedicated media room (ideal for podcasting and video production)



Dedicated breakout areas, tea room, and print room for day-to-day office needs



Secure keycard access with 24/7 availability



On-site security systems and CCTV



On-site car parking



On-site bike storage

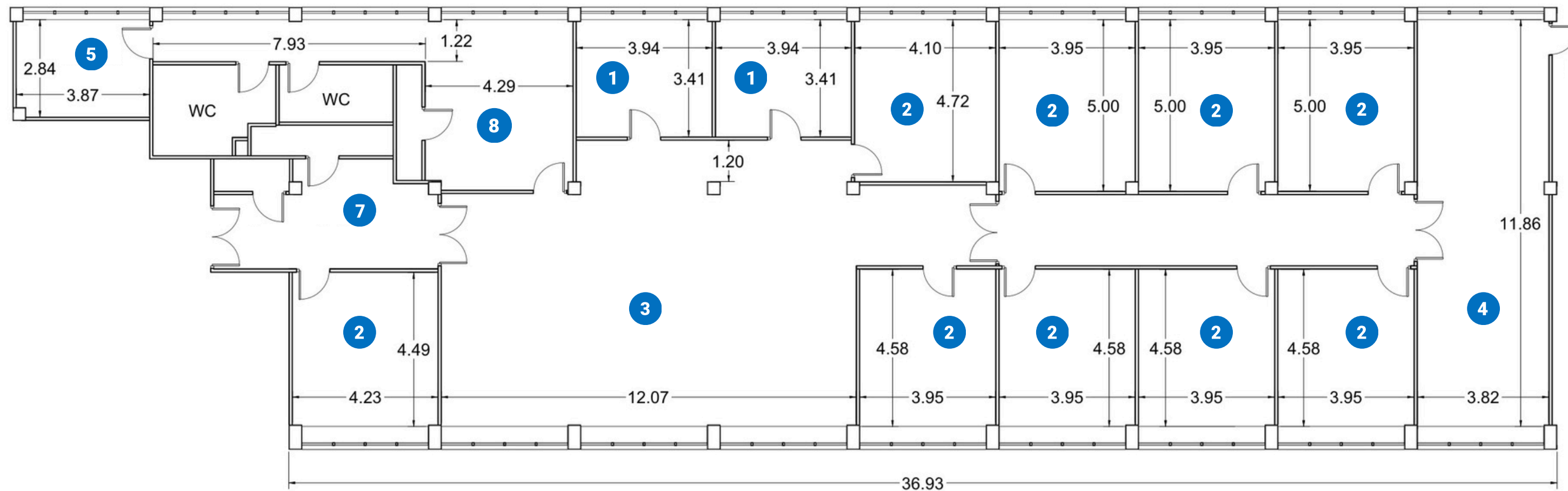


On-site warehousing, workshop, and hard-standing space



Inclusive facilities including gender-neutral and accessible toilets





Measurements in metres

Ground Floor

FLOOR PLAN

Small Office

Suitable for 1-2 people **1**

Medium Office

Suitable for 1-4 people **2**

Open-plan Office

Suitable for 12-24 people **3**

Workshop Space **4**

Tea Room **5**

Male and Female Toilets **6**

Reception Area **7**

Breakout Space **8**



Terms

Workspaces are available on a short or long term basis, with H2Bay allowing you to scale up or down as your business's requirements change.

Rent

H2Bay offers highly competitive pricing, inclusive of:

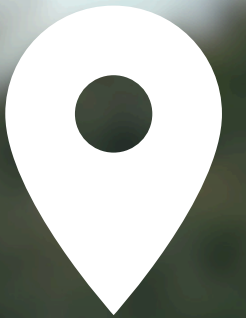
- High speed wifi
- Utilities, cleaning, and maintenance
- Use of shared tea rooms and breakout spaces
- Secure 24/7 building access
- *Conference room and media room available*
- *On site parking available*
- *EV charging available*

H2Bay

ENQUIRE NOW

H2Bay offices and workspaces are ideal for clean tech businesses looking to take advantage of all that South Wales has to offer. For more information or to arrange a booking, please contact:

info@h2bay.co.uk



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