

For Sale/To Let
High Quality Offices
From 9,763 - 73,319 sq ft



800 Aztec West

A Distinctive Address.
Reimagined Within.



800 Aztec West is a unique,
HQ building on Bristol's
premier business park.

High quality offices
from 9,763 - 73,319 sq ft



The refurbished reception will create a fitting introduction to the quality of the workspace beyond.

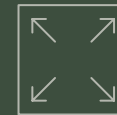
800 Aztec West underwent a full rebuild in 2018. The re-availability of the building has given the landlord and their development team the opportunity to deliver a refurbishment scheme that capitalises on the latest thinking on interior design to deliver an uplifting, warm and welcoming first impression.

The design will deliver best in class facilities including break out space, dedicated refreshment and coffee station, a centralised welcome desk and bookable private meeting areas available to all occupiers.

The building benefits from extensive car-parking with a ratio of 1:238 sq ft with access to disabled spaces.



Fully glazed double height reception area



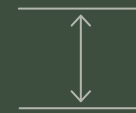
Large open plan floor plates



VRF Comfort Cooling



LED lighting with presence detection



Suspended ceilings & partial raised floor



Car-parking ratio of 1:238 sq ft



2 passenger lifts serving first & second floors



Extensive car parking with electric charging points



Attractive landscaped environment

Take a moment to relax, with a fresh and inspiring environment for occupiers to enjoy.

With far reaching views over the landscaped environment at Aztec West and beyond to the Welsh Hills, 800 Aztec West provides an exceptional outlook which the shared second floor terrace and break out space will capitalise on.

Fully modernised and redesigned end of journey facilities will provide one of the best bike, shower and changing facilities available to occupiers in North Bristol, rivaling some of the best available in city centre buildings.



Refurbishment will include:



New cycle storage



New showers & changing facilities



New second floor shared terrace & break out space





The roof terraces provide an exceptional space to step away from the office and enjoy the outdoors.



External roof terrace

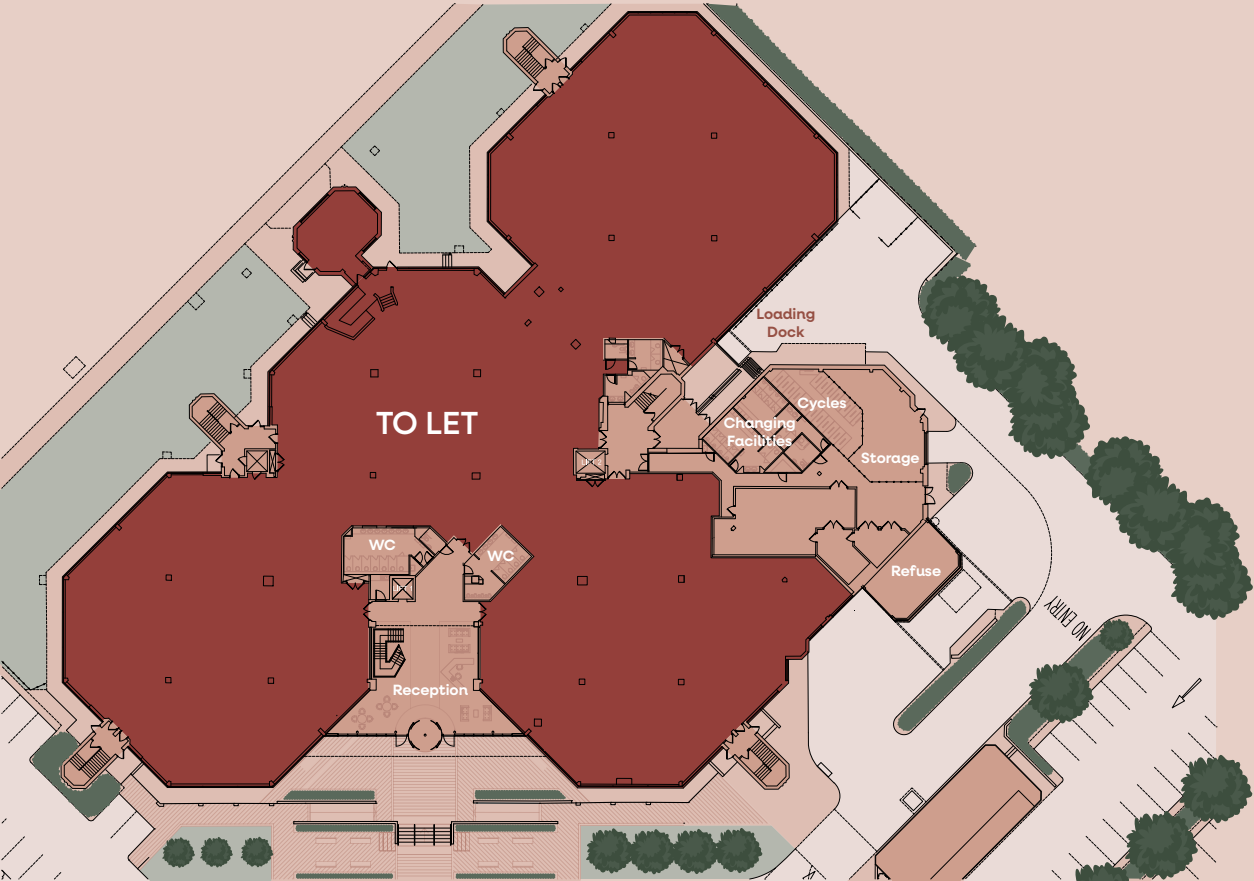


Shared kitchen, break out and event space

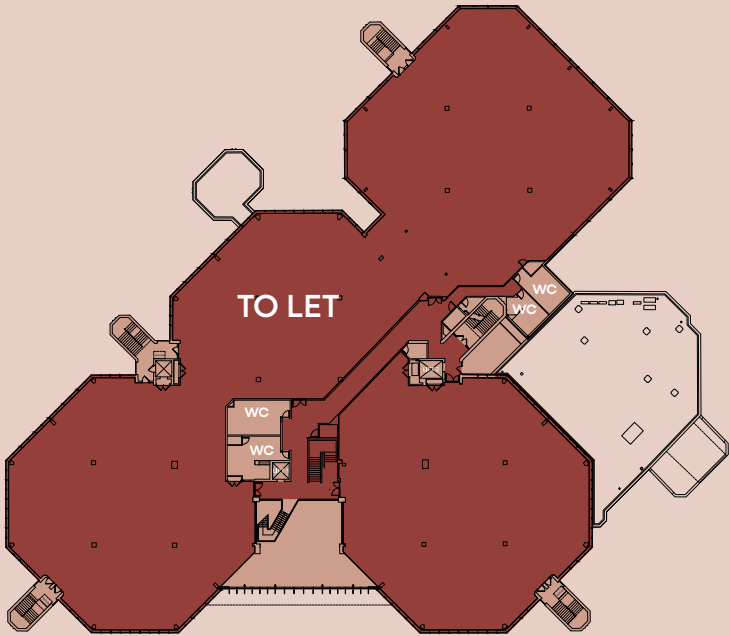


The large open plan
floorspace at 800 Aztec
West has been redesigned
to be future proof.

Floor	sq ft	sq m
2nd	9,763	907.01
1st	31,549	2,931.00
Ground	32,007	2,973.55
Total	73,319	6,811.56



Ground Floor



First Floor



Second Floor

800 Aztec West is located on Bristol's premier Business Park.

Adjacent to junction 16 of the M5 motorway and within 1 mile of the M4/M5 interchange, Aztec West benefits from outstanding accessibility, with the occupiers benefiting from prestigious neighbours and an unrivalled range of on-site amenities.



Occupiers

- | | |
|------------------|-------------------------|
| 1 Rheinmetall | 9 OHB Space Systems |
| 2 St James Place | 10 Aardman |
| 3 Regus | 11 Spandex |
| 4 Bellway Homes | 12 Co-op Legal Services |
| 5 Allianz | 13 Highways Agency |
| 6 Handelsbanken | 14 L3 Harris Maritime |
| 7 Shiner UK | 15 EDF |
| 8 EE | |

Amenities

- | |
|----------------------|
| 16 Hilton Hotel |
| 17 Aztec Hotel & Spa |
| 18 The Black Sheep |
| 19 Thornbury Deli |
| 20 Morrisons Daily |



Tenure

New full repairing and insuring leases will be available directly from the Landlord.

The Landlord will give consideration to a sale of the freehold interest of the building. Details of the sale are available separately from the agents.

Rent

Available upon application to the agents.

Legal Costs

Each party is to be responsible for their own legal costs incurred.

Contact

For full terms and further information please contact the joint letting agents:

**Hartnell
TaylorCook**

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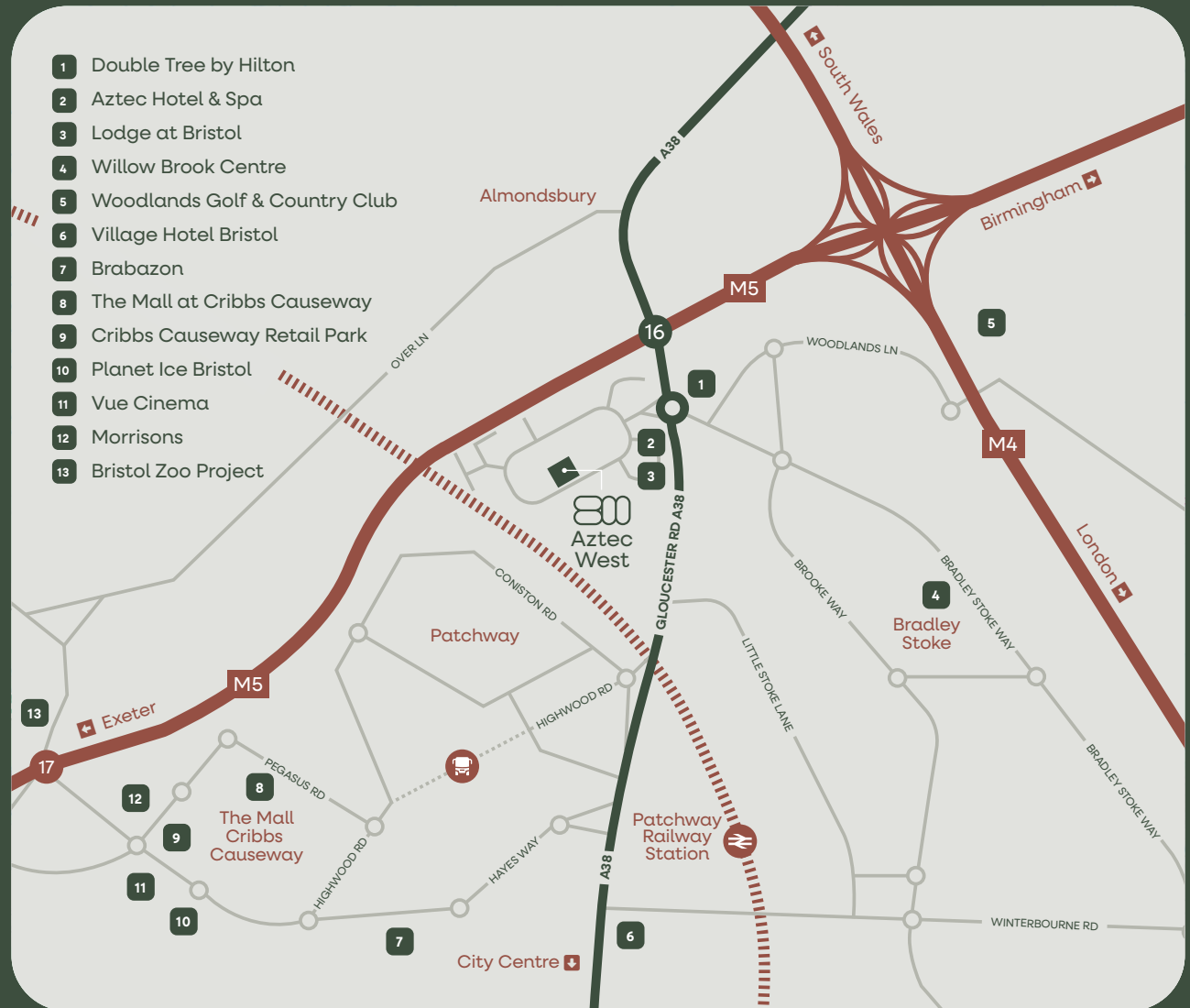


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