



2620

THE QUADRANT AZTEC WEST
BRISTOL BS32 4AQ

24,952 - 76,528 SQ FT NET APPROX.
HEADQUARTERS OPPORTUNITY TO LET

BRISTOL'S PREMIER BUSINESS PARK



2620 The Quadrant Aztec West, Bristol BS32 4AQ

76,528 SQ FT

HIGH-QUALITY OFFICE SPACE
OVER THREE FLOORS

260 CAR SPACES

REFLECTING A RATIO 1:294 SQ FT

ON-SITE

CANTEEN FACILITY

IMMEDIATELY

ADJACENT J16 OF THE M5
MOTORWAY



**2620 is a self-contained
'headquarters opportunity'
office building offered as
a whole or floor by floor.**

Prominently situated at the front of
Aztec West, Bristol's Premier Business
Park and set in a rich and mature
landscaped working environment.

AZTEC WEST IS HOME TO
OVER 100 NATIONAL AND
INTERNATIONAL COMPANIES.

Aztec West is Bristol's Premier Business Park located on the city's northern fringe. Within one mile of the intersection of the M4/M5 motorways, road connectivity to the rest of the UK is excellent and a major benefit to occupiers on the Park.



FROM
2620 AZTEC WEST



FROM
AZTEC WEST



FROM
BRISTOL PARKWAY

2 MIN
CYCLE NETWORK

0.25 MILES
J16 M5

10 MINS
BRISTOL TEMPLE MEADS

3 MIN
BUS STOP

1 MILE

M4/M5 INTERCHANGE

1 HR 17 MINS
BIRMINGHAM NEW STREET

5 MINS
AZTEC CENTRE

2.5 MILES
BRISTOL PARKWAY STATION

1 HR 25 MINS
LONDON PADDINGTON

8 MINS
BLACK SHEEP

7 MILES
BRISTOL CITY CENTRE

8 MINS
AZTEC HOTEL & SPA



CONNECTIONS TO THE SOUTH WEST OF ENGLAND.

Bristol is located approximately 120 miles west of London, 85 miles south of Birmingham and 40 miles east of Cardiff.

ROAD

JUNCTION 16 M5

Aztec West is located adjacent to Junction 16 of the M5 Motorway and within one mile of the M4/M5 interchange providing direct road access to London, South Wales, South West and the Midlands. The Business Park is located 7 miles from Bristol City Centre via the A38.

RAIL

BRISTOL PARKWAY

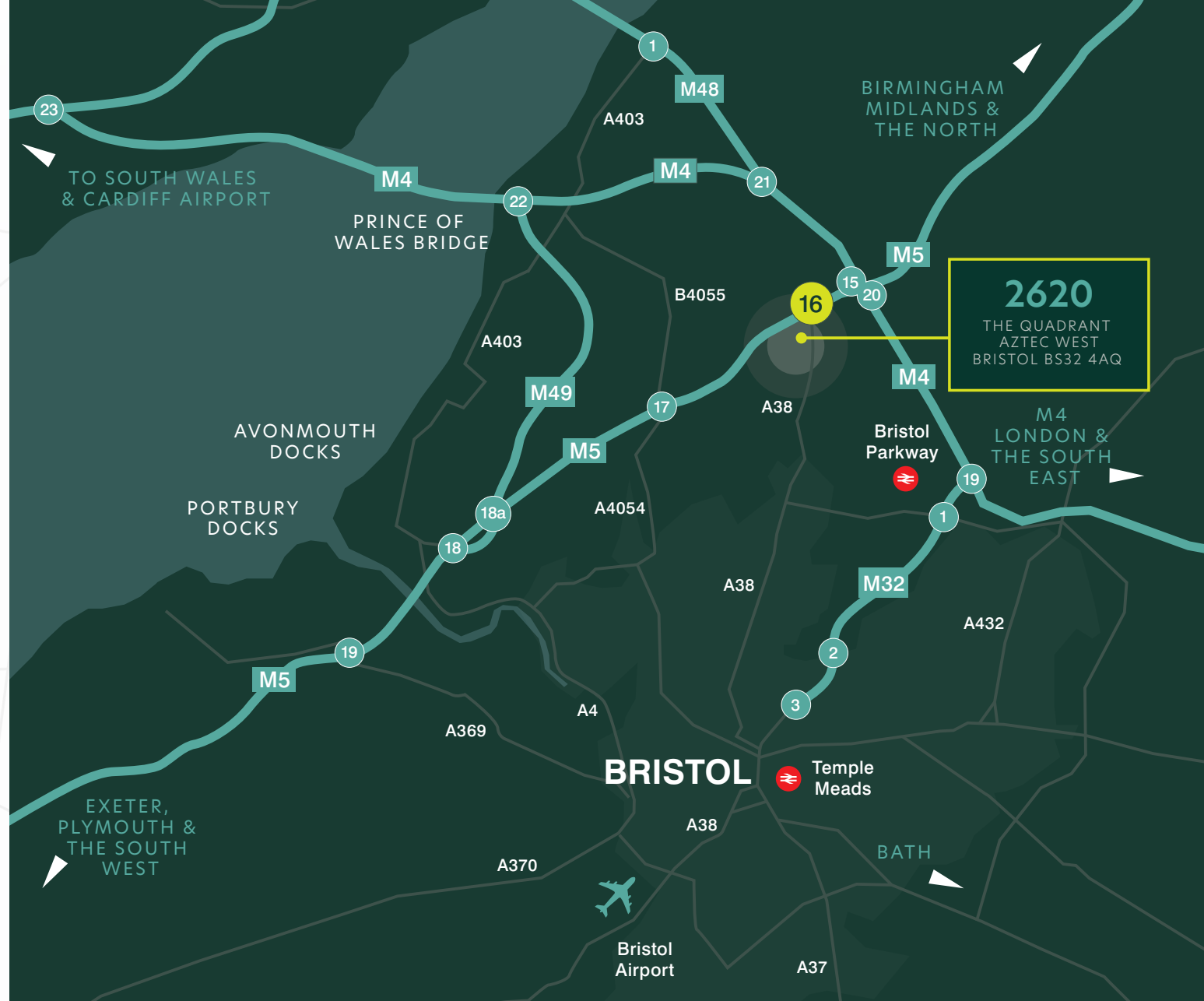
Bristol Parkway railway station is 2.5 miles from Building 2620 and provides regular high speed services to major UK destinations with a journey time to London Paddington of c.1 hour 25 minutes.

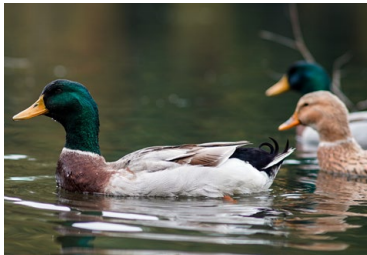
AIR

BRISTOL AIRPORT

Bristol International Airport is approximately eight miles to the south of the city centre and is one of the UK's fastest growing airports.

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Amenities include:

-  Aztec Hotel & Spa
-  The Aztec Centre
-  Black Sheep Bar and Kitchen
-  McColl's
-  Curious Kitchen



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RICH & MATURE
LANDSCAPED
ENVIRONMENT.



Occupiers on Aztec West benefit
from the Park's rich and mature
landscaped environment.

With its wide range of amenities including Black Sheep Bar and Kitchen, Aztec Hotel & Spa and the numerous shopping and leisure outlets at nearby Cribbs Causeway Regional Shopping Centre at Junction 17.

The property includes 260 car parking spaces providing a ratio of 1:294 sq ft.

2620 is a self-contained high quality office building constructed in 2003 totalling 76,528 sq ft.net approx. The building is arranged over three storeys and is constructed around a steel frame with curtain wall elevations.



MODERN,
PREDOMINANTLY
OPEN PLAN OFFICE
ACCOMMODATION.

 IMPRESSIVE FULL HEIGHT RECEPTION	 WCS MALE, FEMALE & DISABLED
 FEATURE STAIRCASE	 LED LIGHTING
 FOUR PIPE FAN COIL AIR CONDITIONING	 DOUBLE GLAZED WINDOWS
 FULLY ACCESSIBLE RAISED FLOORS	 SHOWERS & DRYING ROOM
 TWO PASSENGER LIFTS	 FITTED CANTEEN AREA
 SUSPENDED CEILINGS	 260 CAR PARKING SPACES

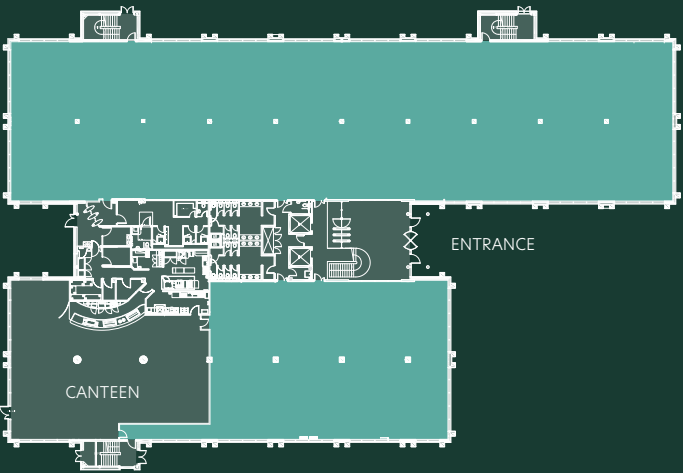
ACCOMMODATION

The property offers the following accommodation

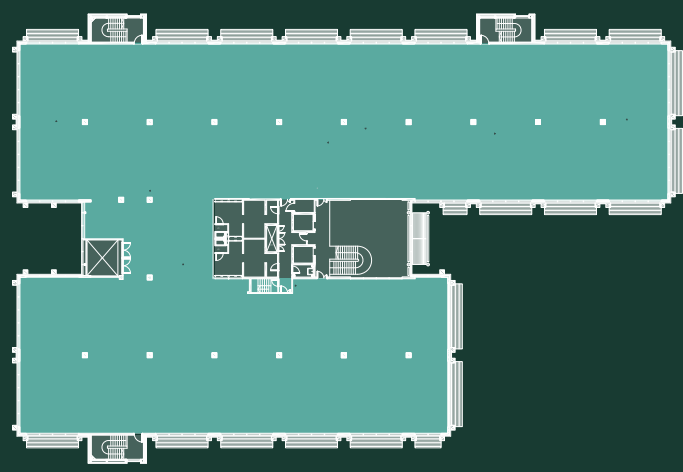
Floor	Area (Sq Ft)	Area (Sq M)
Reception	626	58.2
Ground Floor	25,853	2,401.8
First Floor	25,097	2,331.6
Second Floor	24,952	2,318.1
TOTAL	76,528	7,109.7

Approximate NIA basis

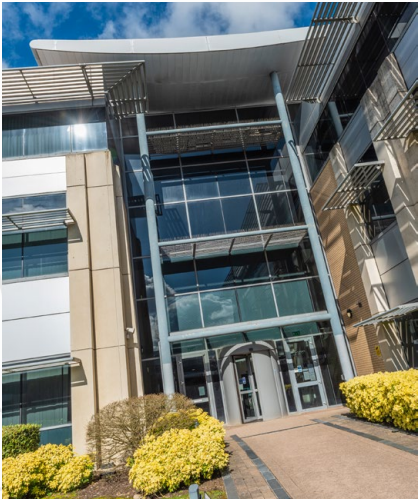
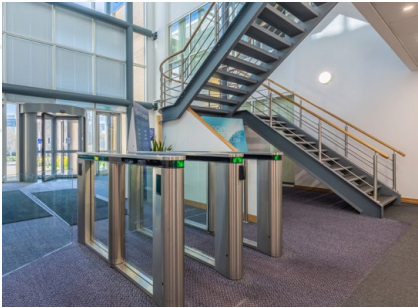
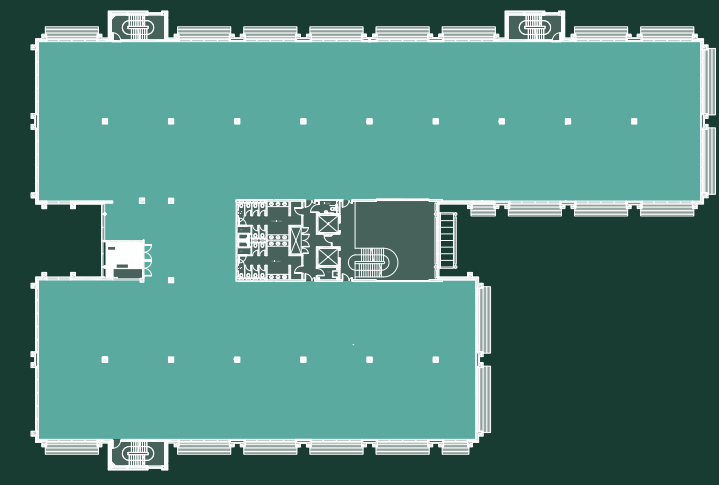
Ground Floor



Second Floor



First Floor



FURTHER INFORMATION

Tenure

The property is available as a whole by way of assignment of the existing lease which runs for a term expiring in June 2027. The lease benefits from Security of Tenure.

In addition, individual floors are available by way of new sub-leases for a term to be agreed.

Legal Costs

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

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Business rates

Interested parties should make their own enquiries with the local billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment www.voa.gov.uk.

Energy Performance Certificate

A new EPC has been commissioned and is available upon request.

VAT

VAT is payable on rent and service charge.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant prior to instructing solicitors.

The Code for Leasing Business Premises in England and Wales 2007

We recommend that the prospective tenants establish the implications before entering into any agreement.
www.leasebusinesspremises.co.uk

Viewing Arrangements

For further information or to arrange an inspection, please contact the sole agents:



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