



AZTEC38

38,696 SQ FT (3,595 SQ M)
AVAILABLE TO LET

PREMIUM WAREHOUSE SPACE

BUILT FOR INDUSTRY LEADERS IN LOGISTICS,
MANUFACTURING, DEFENCE & AEROSPACE

1190 PARK AVENUE
AZTEC WEST
BRISTOL BS32 4FP

AZTEC WEST'S

NEWEST

FACILITY



New primary industrial/warehouse facility
38,696 SQ FT (3,595 SQ M) available to let. Prominently
positioned on the prestigious Aztec West Business Park.
Ready for immediate occupation.

**1 MILE FROM THE
M4/M5 INTERCHANGE**

SOUTH WEST PREMIER BUSINESS



Aztec West is one of north Bristol's most established and successful business parks located adjacent to Junction 16 of the M5 and less than a mile from the M4/M5 interchange.

PARK



2 MILES FROM YTL
BRABAZON DEVELOPMENT
WITH 3,675 NEW HOMES
UNDER CONSTRUCTION



AZTEC WEST AMENITIES FOR ALL



The Park offers a rich and mature landscaped environment with a wide range of amenities for occupiers and visitors including the Aztec Centre, The Lodge Hotel and lounge cafe and the Aztec Hotel & Spa.

PREMIER
BUSINESS
PARK
LOCATION



BRAND NEW
WORK

SPACE



Aztec38 offers the only brand new purpose built, logistics / manufacturing facility on Aztec West.

Its high specification, EPC 'A' rating and BREEAM 'Excellent' ratings ensuring it provides the most efficient and environmentally space in its class.



HIGH SPEC
38,696 SQ FT
(3,595 SQ M)



BREEAM
RATING:
EXCELLENT



EAVES HEIGHT
10.5M



'CAT A' OFFICES
WITH LIFT ACCESS



EPC A
RATING



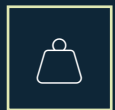
10% ROOF
LIGHTS



YARD DEPTH
30M (MAX)



PHOTOVOLTAIC
(PV) PANELS



FLOOR
LOADING
50KN/M²



LOADING DOORS
2 DOCK LEVEL,
2 GROUND LEVEL



400KVA
POWER
CAPACITY



41 CAR PARKING SPACES
(INC 2 DISABLED,
8 ELECTRIC)





BRAND NEW DETACHED OFFICE & WAREHOUSE



SITE AREA
1.92 ACRES
(0.78 HA)

Aztec38, 1190 Park Avenue occupies a prominent position on Aztec West. The site fronts directly onto Park Avenue, the main business park road to the North West of Aztec West.

	SQ FT	SQ M
WAREHOUSE	32,023	2,975
FIRST FLOOR OFFICES	6,673	620
TOTAL	38,696	3,595

Measured on a GEA Basis





EASY ACCESS TO THE M4 & M5



0.5 MILES FROM
M5 JUNCTION 16



CAR

M5 Junction 16

0.5 Miles / 2 Minutes

M4/M5 Interchange

1 Mile / 3 Minutes

Bristol Airport

14 Miles / 30 Minutes

Cardiff

35 Miles / 50 Minutes

Birmingham

80 Miles / 1 Hour 28 Minutes

London

116 Miles / 2 Hours



WALK

Aztec Centre

8 Minutes

Black Sheep Coffee Shop

11 Minutes

Aztec Hotel & Spa

11 Minutes

Hilton Hotel

16 Minutes



TRAIN

Bristol Temple Meads

10 Minutes

Cardiff

32 Minutes

Birmingham New Street

1 Hour 17 Minutes

London Paddington

1 Hour 29 Minutes



FURTHER INFORMATION & CONTACT

Terms

The property will be available on the basis of a new FRI lease for a term of years to be agreed.

Planning

The property has planning for E(g)III, B2 & B8.

Rental

Upon application.

VAT

VAT will be charged on the rent at the prevailing rate.

Legal Costs

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

Business rates

The rateable value is yet to be assessed. Interested parties are advised to contact the Valuation Office Agency with regards to rates.

Energy Performance Certificate

BREEAM rated 'Excellent' and EPC 'A' ratings.

Anti-Money Laundering

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

WWW.AZTEC38.CO.UK

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☑ Designed and Produced by www.kubiakcreative.com 225416. 10-25

AZTEC38

Further Information

For all enquiries or further information please contact the joint agents:



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