200 AZTEC WEST BRISTOL

DISTINCTIVE OFFICES ESTABLISHED LOCATION



200 AZTEC WEST COMPRISES TWO HIGH PROFILE TWO STOREY OFFICE BUILDINGS PROMINENTLY POSITIONED AT THE GATEWAY OF AZTEC WEST. Aztec West is widely regarded as one of Bristol's leading business parks. Home to over 100 occupiers, the park sits in an attractive landscaped environment and is professionally managed with on-site security.

The park offers unrivalled amenities to occupiers including a convenience store, three coffee shops, a hairdresser and a gym together with both a 3 and 4 star hotel.





As the only modern listed building of its kind in north Bristol, phase 200 of Aztec West is nationally recognised for the quality of its architecture which combines a highly flexible internal layout with a striking modern design that has been awarded Grade 2 listed status.

- Fully accessible raised floors
- Comfort cooling
- Carpeted
- Suspended ceilings and new LED lighting
- Disabled, male and female WCs
- Shower facilities
- Car parking ratio of 1:216 sq ft



200 Aztec West is excellently located adjacent to Junction 16 of the M5 and within one mile of the M4/M5 interchange. It is just 7 miles from Bristol city centre, which is directly accessible via the A38, and is served by a number of bus routes.

TENURE New leases direct from the landlord. EPC

EPC rating of D (95).

Viewing and further information. Please contact the joint agents:



Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. January 2019
K www.kubiakcreative.com 172737 01-19

200 AZTEC WEST



AZTEC WEST ALMONDSBURY BRISTOL

BS32 4SY

TO LET – OFFICE – 3,879 SQ FT

LOCATION - BS32 4SY

Aztec West has an excellent location being adjacent to Junction 16 of the M5, and within one mile of the M4/M5 interchange. It is just 7 miles from Bristol city centre which is directly accessible via the A38, and is served by a number of bus routes.

Widely regarded as one of Bristol's leading business parks and home to over 100 occupiers, the park sits in an attractive landscaped environment and is professionally managed with on-site security. Amenities for occupiers on the park include a convenience store, 3 coffee shops, hairdresser, gym and both 3* and 4* hotels.

DESCRIPTION

Flexible, open plan accommodation in the recently Grade II listed 210b Aztec West including the following benefits:

- Fully accessible raised floors
- Comfort cooling
- Carpeting
- Suspended ceilings and LED lighting
- Disabled, male and female WCs

ACCOMMODATION

Part Ground Floor Office 3,879 sq ft

360.37 sq m

CAR PARKING

The office benefits from 16 parking spaces reflecting a ratio of 1:242 sq ft.

EPC

C54

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

200 AZTEC WEST



RATES

Upon application.

SERVICE CHARGE

Upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred through the transaction.

VIEWINGS

To be arranged through the joint agents.

VIEWING

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

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