



# aztec studios.

TO LET

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BRISTOL

1,000 - 6,000 sq.ft

SAT NAV: BS32 4SY

///reclusive.sticking.late

Aztec Studios is proudly delivered by Element Workspaces – a premium workspace provider specialising in unique, tailored suites designed around the needs of each occupier. Our team works closely with businesses to deliver their ideal work environment.

## Work in Your Element.

Available Suites	SQFT	Car Spaces
210 - Ground Floor	2,727	14
240 - First Floor	2,314	11
290 - First Floor	4,347	19



**OUTDOOR  
COURTYARDS**

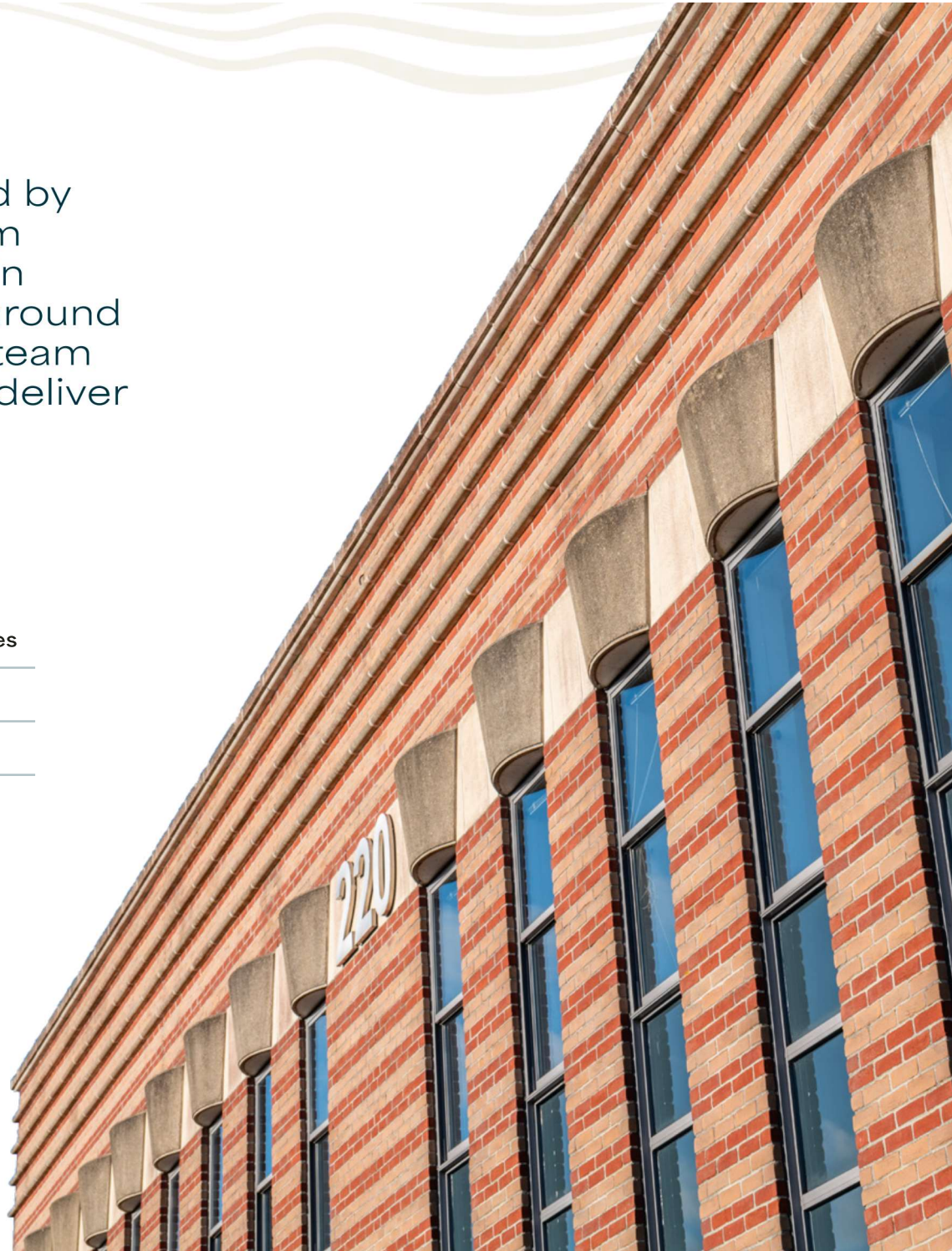


**PRIME  
LOCATION**



**DEDICATED  
PARKING**

AZTEC STUDIOS | TO LET







AZTEC STUDIOS | TO LET

INDICATIVE FITTED SUITE

## Specification & Highlights



Unbeatable  
connectivity



Nearby  
healthclub



Goods  
lift



Comfort  
cooling



Landscaped  
courtyards



Car parking  
ratio of  
1:216 SQFT



Fully fitted  
options



Refurbished  
disabled, male &  
female WCs



Refurbished  
shower  
facilities

## Nearby Amenities & Park Benefits

EXTENSIVE LANDSCAPING

PREMIER BUSINESS PARK

PARK SECURITY

4 STAR HOTEL

PARKLAND SETTING

CAFE & RESTAURANT

GYM

HAIRDRESSERS

DEDICATED FOOTPATHS



## Transport

MOTORWAYS



TRAIN STATIONS



2 mins from M5



8 mins drive to Bristol Parkway Station

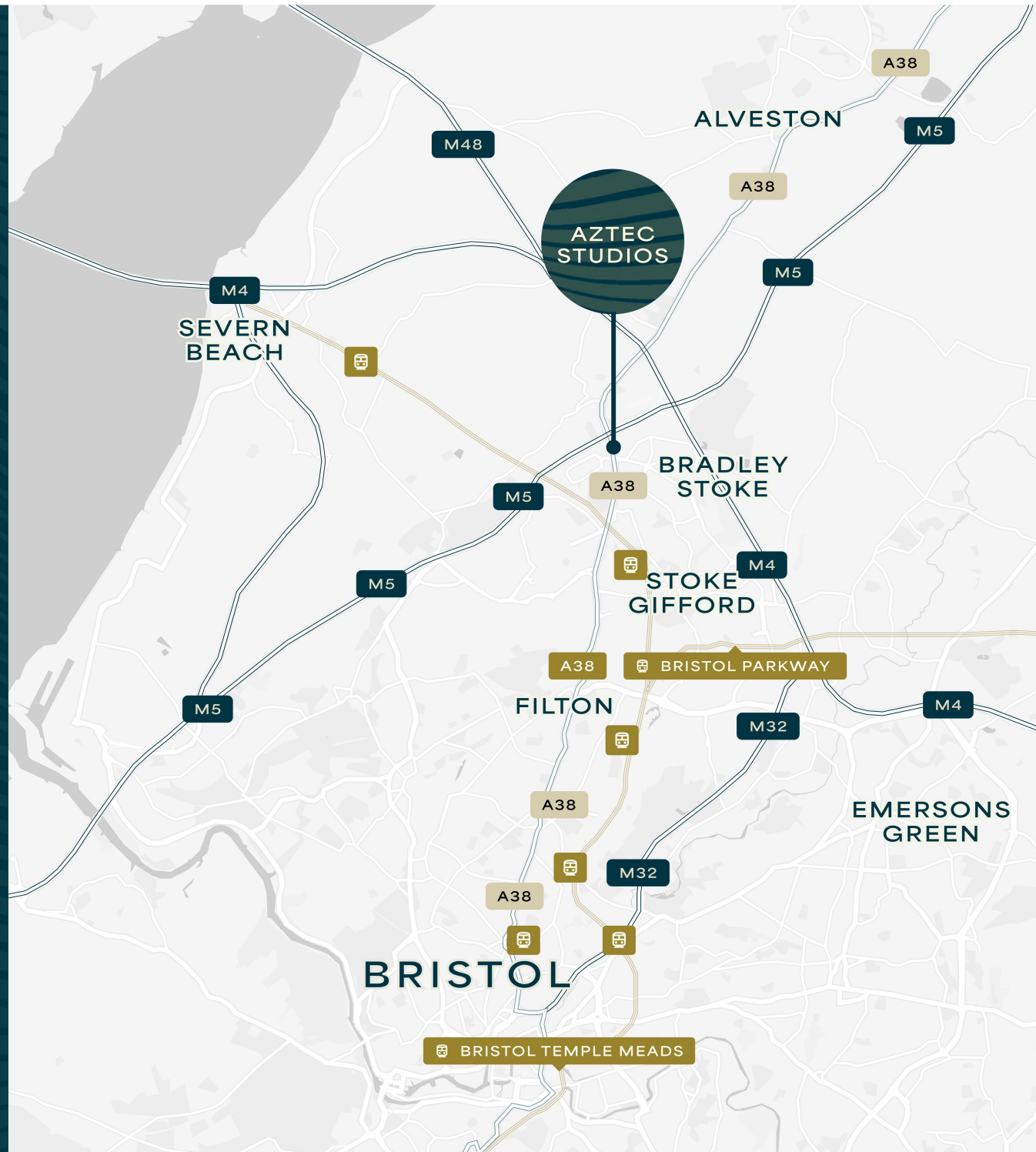


32 mins drive to Bristol Airport



7 miles to Bristol City Centre

AZTEC STUDIOS | TO LET







## Prominent & Connected

Drive times from Aztec Studios

J16 M5	2 mins
Cribbs Causeway	9 mins
Bristol	22 mins
Bath	45 mins
Reading	86 mins
Birmingham	92 mins
London	150 mins

7 MILES TO BRISTOL  
CITY CENTRE

1 MILE TO M4 /M5  
INTERCHANGE

2.8 MILES TO BRISTOL  
PARKWAY TRAIN STATION





AZTEC STUDIOS



AZTEC HOTEL & SPA



WILDLIFE AT AZTEC WEST



AZTEC STUDIOS



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**Important:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. June 2025

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EPC RATING



aztec-studios.com

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**aztec studios.**

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BRISTOL

For viewing and further information, please contact:



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