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A Z T E C

W E S T

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GRADE A OFFICE SPACE IN BRISTOL'S PREMIER BUSINESS PARK

740 AZTEC WEST  
BRISTOL  
BS32 4UF

740 Aztec West provides an  
*unrivalled first impression*



Indicative image only

# DESIGNED TO IMPRESS



From the lakeside approach, through the two-storey fully glazed entrance and into the impressive, spacious reception, the sense of quality is paramount.

It provides high quality open plan and flexible office space. The building also offers a generous parking ratio of 1:200 and has been awarded an EPC A.

# FLEXIBLE LAYOUT

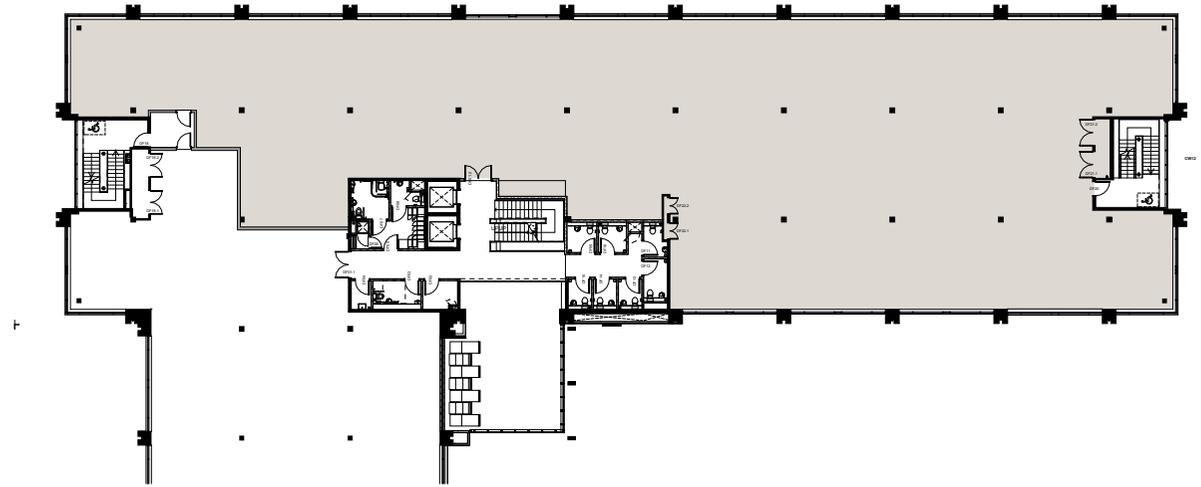
740 Aztec West provides high quality open plan and flexible work space – with offices available from 8,302 to 19,305 sq ft.

## ACCOMMODATION

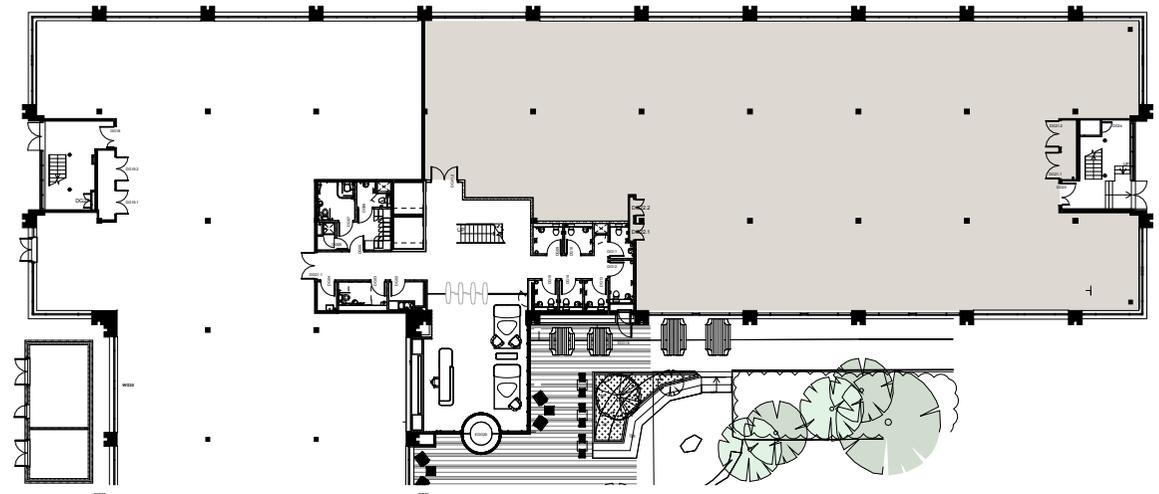
Name	SQ FT	SQ M	Availability
Part ground floor	8,302	771.28	Available
Part first floor	11,003	1,022.21	Available
<b>Total</b>	<b>19,305</b>	<b>1,793.49</b>	

 Abundant parking – 1:200 sq ft ratio

## FIRST FLOOR



## GROUND FLOOR



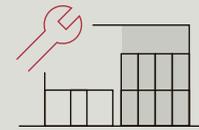
# PROPERTY OVERVIEW



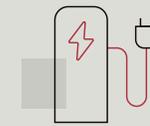
Indicative image only

**740 Aztec West has undergone a sympathetic refurbishment** to include the common parts and workspace to provide a contemporary, sustainable Grade A office destination.

## AMENITIES & SPECIFICATIONS



Build Status:  
Refurbished



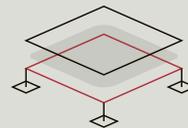
EV charging  
points



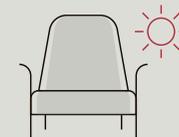
Parking ratio:  
1:200



Motorcycle  
spaces



Full Access  
Raised floors



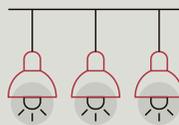
Outdoor  
seating



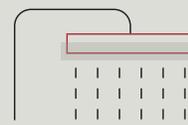
Suspended  
ceiling



Air conditioning



LED lighting



6 Showers



Building  
concierge



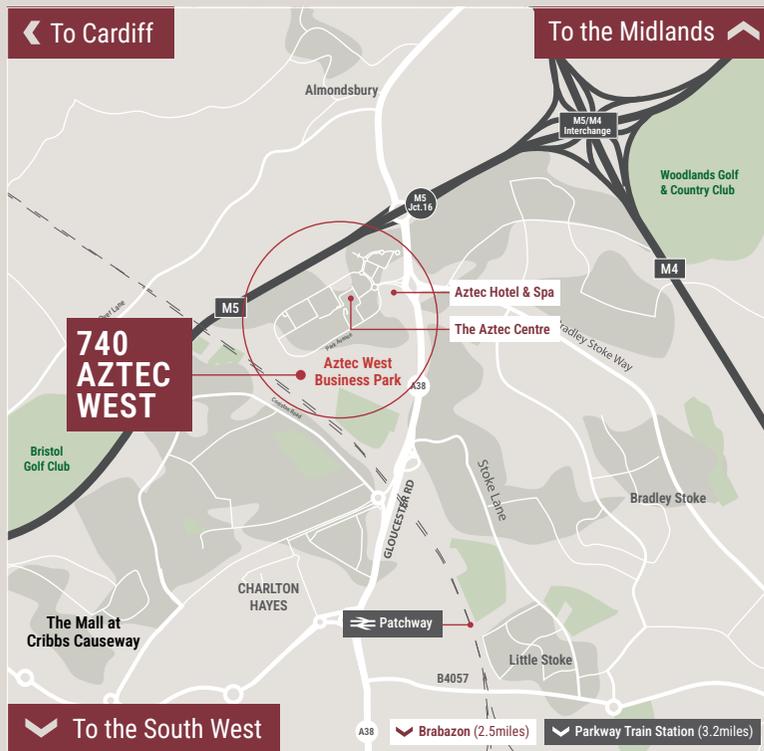
72 Lockers



Cycle store with  
40 spaces

# PERFECTLY POSITIONED

The property is located within Bristol's premier business park; Aztec West, set in a mature landscaped setting.



Black Sheep Pub – Aztec West

The lakes at Aztec West

Aztec West is well connected, located close to Junction 16 of the M5 motorway and within 1 mile of the interchange between the M4 and M5 motorways. The property is located just to the north of Bristol City Centre, which is directly accessible via the A38. The park is well served by public transport, with Bristol Parkway Train Station located 3.2 miles to the south east of the property.



The nearest airport is Bristol Airport. It is 12.4 miles from the property.



The nearest bus stop is Aztec West Roundabout (Stop B). It is 0.4 miles from the property (approximately 9 minutes walk).

## CONTACT & VIEWINGS



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