For Sale/To Let

High Quality Offices
From 9,763 - 73,319 sq ft

800 Aztec West

A Distinctive Address.
Reimagined Within.





800 Aztec West is a unique, HQ building on Bristol's premier business park.

High quality offices from 9,763 - 73,319 sq ft

The refurbished reception will create a fitting introduction to the quality of the workspace beyond.

800 Aztec West underwent a full rebuild in 2018. The re-availability of the building has given the landlord and their development team the opportunity to deliver a refurbishment scheme that capitalises on the latest thinking on interior design to deliver an uplifting, warm and welcoming first impression.

The design will deliver best in class facilities including break out space, dedicated refreshment and coffee station, a centralised welcome desk and bookable private meeting areas available to all occupiers.

The building benefits from extensive car-parking with a ratio of 1:238 sq ft with access to disabled spaces.



Indicative CGI


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- Fully glazed double height reception area
- Large open plan floor plates
- VRF Comfort Cooling
- LED lighting with presence detection
- Suspended ceilings & partial raised floor
- Car-parking ratio of 1:238 sq ft
- 2 passenger lifts serving first & second floors
- Extensive car parking with electric charging points
- Attractive landscaped environment

Take a moment to relax, with a fresh and inspiring environment for occupiers to enjoy.

With far reaching views over the landscaped environment at Aztec West and beyond to the Welsh Hills, 800 Aztec West provides an exceptional outlook which the shared second floor terrace and break out space will capitalise on.

Fully modernised and redesigned end of journey facilities will provide one of the best bike, shower and changing facilities available to occupiers in North Bristol, rivaling some of the best available in city centre buildings.



Refurbishment will include:

- New cycle storage
- New showers & changing facilities
- New second floor shared terrace & break out space







The roof terraces provide an exceptional space to step away from the office and enjoy the outdoors.

External roof terrace

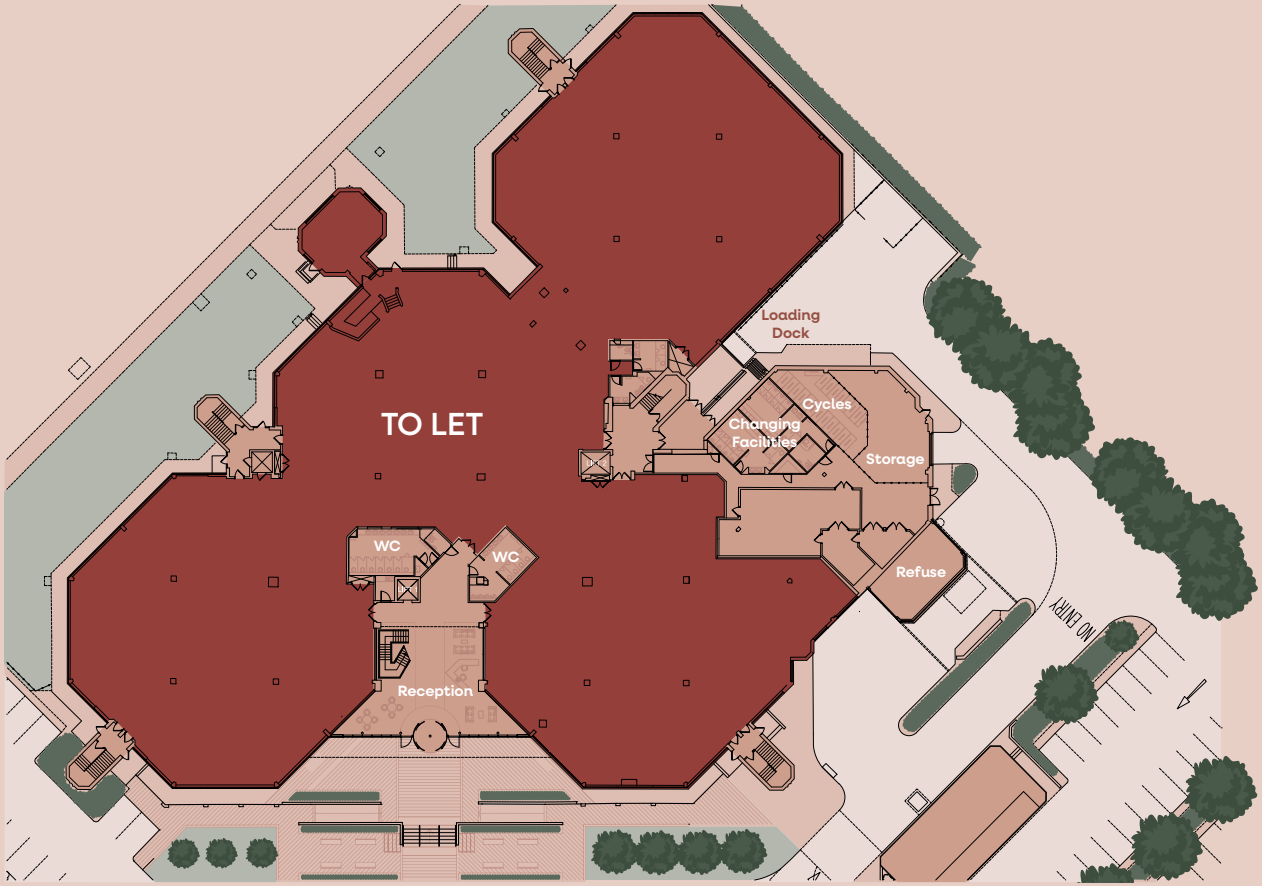
Shared kitchen, break out and event space



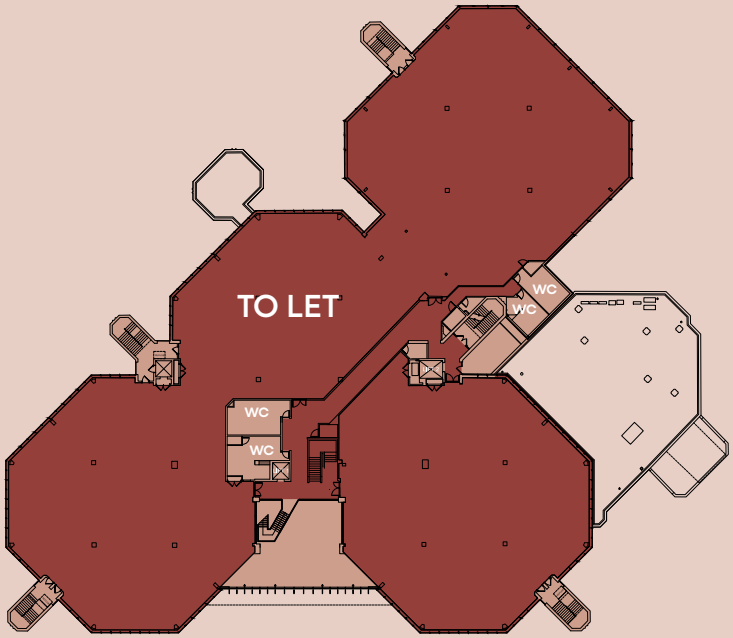
Indicative CGI

The large open plan floorspace at 800 Aztec West has been redesigned to be future proof.

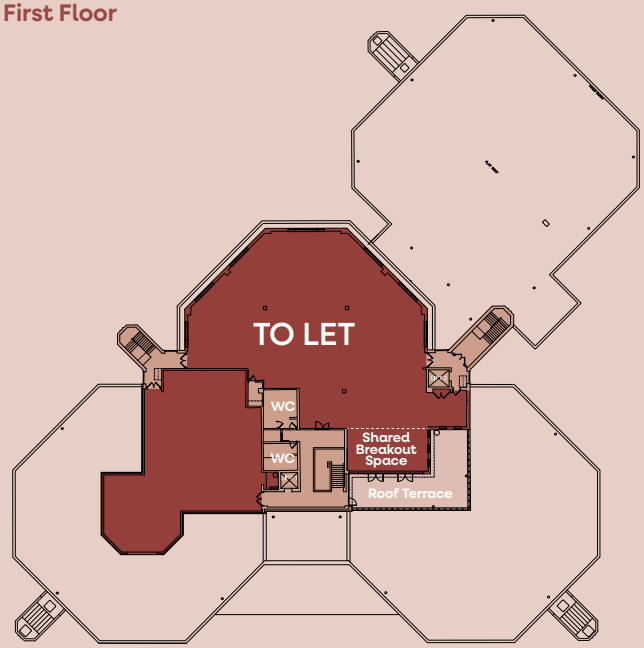
Floor	sq ft	sq m
2nd	9,763	907.01
1st	31,549	2,931.00
Ground	32,007	2,973.55
Total	**73,319**	**6,811.56**



Ground Floor



First Floor



Second Floor

800 Aztec West is located on Bristol's premier Business Park.

Adjacent to junction 16 of the M5 motorway and within 1 mile of the M4/M5 interchange, Aztec West benefits from outstanding accessibility, with the occupiers benefiting from prestigious neighbours and an unrivalled range of on-site amenities.











Occupiers

1. Rheinmetall
2. St James Place
3. Regus
4. Bellway Homes
5. Allianz
6. Handelsbanken
7. Shiner UK
8. EE
9. OHB Space Systems
10. Aardman
11. Spandex
12. Co-op Legal Services
13. Highways Agency
14. L3 Harris Maritime
15. EDF

Amenities

16. Hilton Hotel
17. Aztec Hotel & Spa
18. The Black Sheep
19. Thornbury Deli
20. Morrisons Daily

Aztec West Business Park

Tenure

New full repairing and insuring leases will be available directly from the Landlord.

The Landlord will give consideration to a sale of the freehold interest of the building. Details of the sale are available separately from the agents.

Rent

Available upon application to the agents.

Legal Costs

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

Contact

For full terms and further information please contact the joint letting agents:

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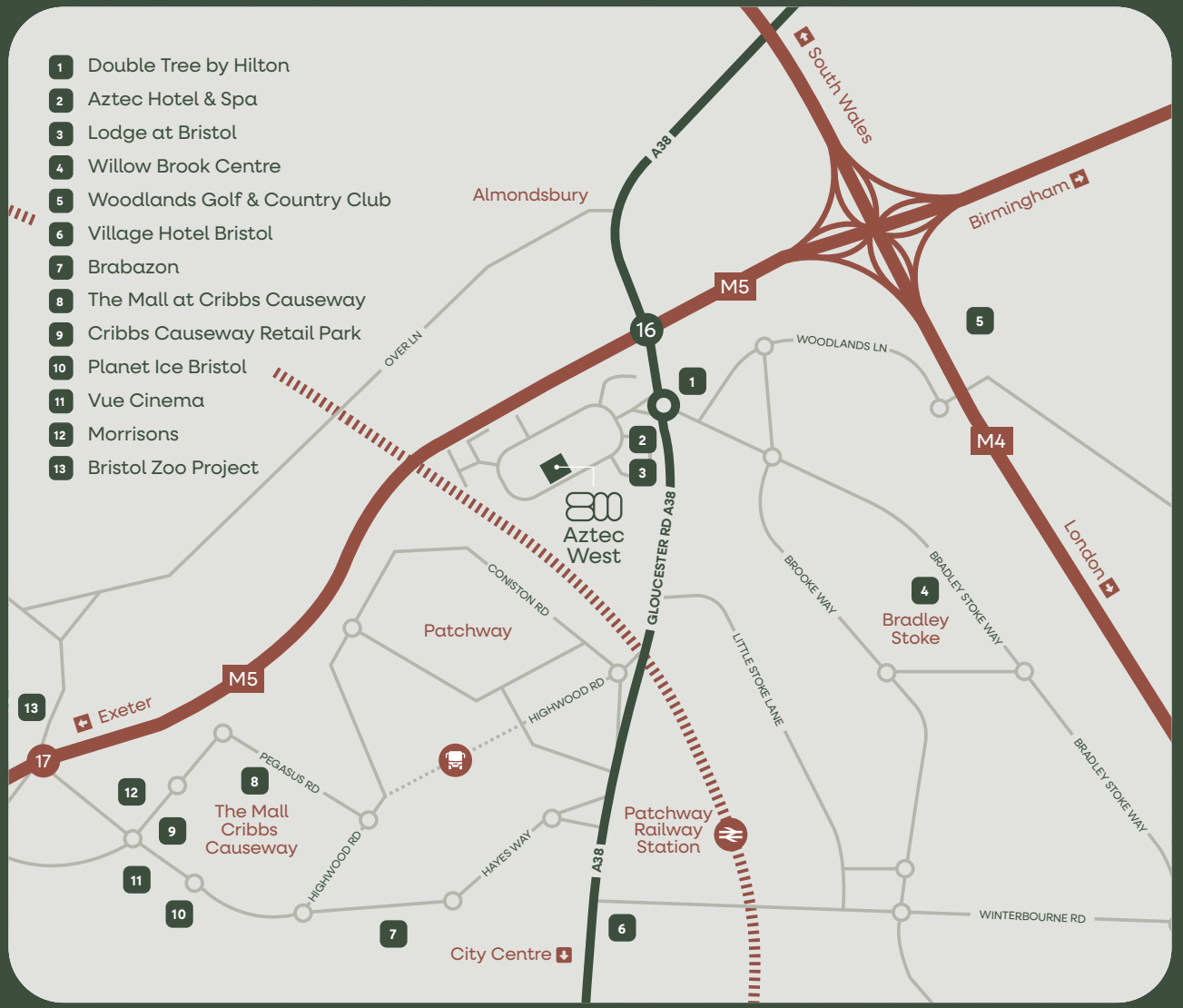

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