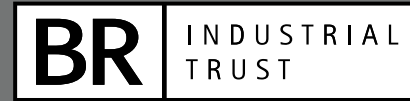


1380 Aztec West

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TYPICAL REFURBISHED INTERIOR



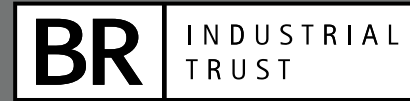
Warehouse/Industrial Unit 5,607 sq ft (521 sq m) **TO LET**

- Modern warehouse with two storey office accommodation
- Unparalleled access onto M4/M5 Motorway
- 7 Dedicated car parking spaces
- Prominent position within the estate
- Designated loading area
- On park facilities include; cafes, shops and gym

BRISTOL

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- Modern mid-terraced unit with designated loading
- 2 mins from Junction 16 of the M5 Motorway
- Ground and first floor offices

- 1 mile from M4/M5 interchange
- To be fully refurbished
- Electric roller shutter door
- Eaves height 5.8m
- Designated car parking area

ACCOMMODATION

	sq ft	sq m
Warehouse	4,229	392.85
Ground Floor Office	689	64.01
First Floor Office	689	64.01
Total	5,607	521

The areas are measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Basis.

EPC

C(58).

LEGAL COSTS

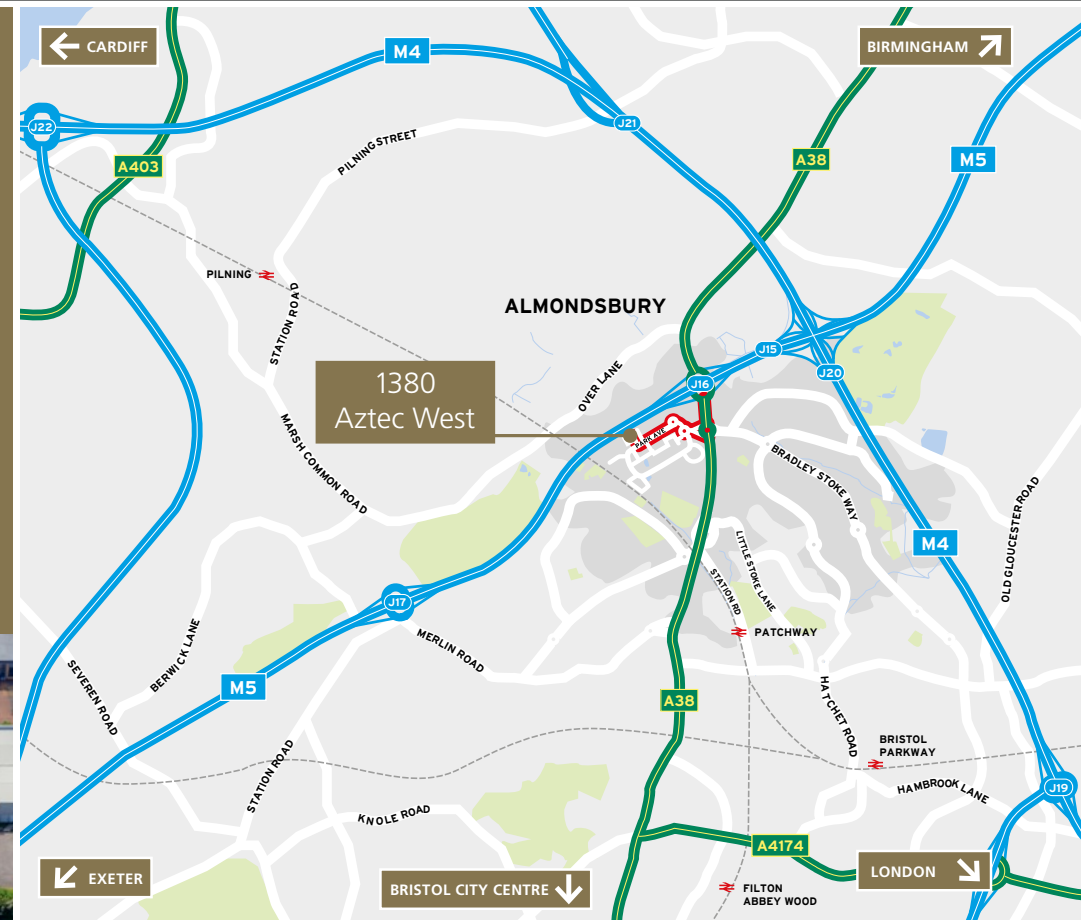
Both parties are responsible for their own legal costs incurred.

BUSINESS RATES

The property is listed as warehouse and premises with a rateable value of £36,000. For rates payable please contact the marketing agents.

CONNECTIVITY

	DISTANCE
M5/J16	0.5 miles
M4/M5 Interchange	1 mile
Bristol	7 miles
Cardiff	36 miles
Gloucester	28 miles
Swindon	39 miles
Birmingham	90 miles



VIEWING

For further information please contact our joint agents.

RENT

On application.

TENURE

The property is available by means of a new lease on full repairing and insuring terms for a length to be agreed.



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