

PRELIMINARY BROCHURE

QUADRANT HOUSE

BRISTOL

BS32 4AQ



GRADE A OFFICE

UNDERGOING BACK-TO-FRAME REFURBISHMENT

c20,717 sq ft TO LET from SEPT 2026

INCREDIBLE MARKETING OPPORTUNITY

your company name on the back of Quadrant House

be seen by c40 million cars per year!



c40 million driver views per year!

M5

LOXTON DEVELOPMENTS

WELCOME TO QUADRANT HOUSE



MARK ROBERTS
MANAGING DIRECTOR
07740 771621



JOHN ROBERTS
DIRECTOR
07785 273348

IF you are looking for a highly sustainable and prestigious modern building with great road network access, lots of parking and transport links then Quadrant House could be for you.

- It is one of the main office blocks in Aztec West - the premier office park in Bristol - with an impressive and dominant position at the end of the private access road.
- Backing onto the M5 it gives you the opportunity to have your brand on the back of the building where it will be seen by around 40 MILLION cars a year! An incredible marketing opportunity!
- We have excellent parking on site as well the opportunity to park next door if required so should be able to accommodate all the parking you need.
- The building has been completely refurbished top to bottom with new roof, all new air conditioning and fresh air and electrics, security systems etc so is highly energy efficient and ready to occupy.
- Although it is by the M5 it is remarkably quiet inside due to the sealed acoustic windows.
- We expect an EPC of A and will also be providing charging points ready for EV chargers.

Do come and take a look!

Mark Roberts, Managing Director



• similar reception

GREAT LOCATION

GRADE A SPACE

FULLY REFURBISHED

RAISED ACCESS FLOORING

ALL NEW VRF AIR CONDITIONING

EPC A (predicted)

EXCELLENT PARKING 1:165

EV CHARGING ENABLED

SPECIFICATION

SUSTAINABILITY

- EPC A predicted
- de-carbonised building - no gas - REGO assured Zero Carbon electricity supply
- high efficiency LED lighting with occupancy sensors
- VRF energy efficient air conditioning system heating and cooling - each fan coil unit, and each suite separately controllable
- integrated fresh air system for each suite with energy efficient heat recovery
- separate metering of power for each suite – you only pay for what you use
- easy environmental reporting
- secure lockable cycle stores - 20+ bike spaces

LOCATION

- prominent location on Aztec West
- on the M5 junction
- 6.6 miles drive to central Bristol along M32
- bus stops nearby with routes to Bristol centre and out of town areas
- on Concorde cycling route to Bristol centre

SAFETY

- new fire alarm
- new emergency lights

SECURITY

- secure site - CCTV, lighting, access control, alarm, tannoy - out of hours monitoring
- new intruder alarm with separate zones for each suite
- new Paxton 10 access control to main doors and suite doors allows control by phone and remotely
- new intercom to suites from entrance
- new high definition CCTV – 10 cameras externally, 6 internally with monitoring - excellent security. Full site coverage.
- LED external lighting with sensors and timer
- generator enabled - cabling to generator location in place

PARKING 1:165 sq ft

- ample onsite parking and additional parking next door
- car park marked out and all spaces numbered and named
- 4 x 7kW electric vehicle charging points enabled

SPACE

- fully refurbished Grade A specification open plan space. Floors can be split from c4,000 sq ft.
- windows all round – light and airy space, easy to subdivide
- good floor to ceiling heights
- new carpets
- redecorated
- metal raised access floor – total flexibility
- floor boxes, 1 to 10m2 each with 2 x double 13A outlets and data plate
- underfloor electrical tracks and floor boxes and distribution boards
- double glazed acoustic windows
- fully refurbished lift

WELLBEING

- pleasant leafy environment
- external seating
- ample cycle storage
- local amenities including hotel - Tesco, Aldi, Active Lifestyle, Central Aztec Hotel & Spa
- 2 x local childcare nurseries within walking distance

FACILITIES

- refurbished reception and common areas
- new suite doors
- compliant disabled access and facilities
- refurbished 8 person lift
- refurbished and generous toilet provision
- disabled WC with alarm
- showers

YOU ARE IN CONTROL

with each suite having its own:

**VRF AIR CONDITIONING SYSTEM
WITH FRESH AIR**

you control your environment

METERING

you control costs and only pay for what you use

PAXTON 10 ACCESS CONTROL

you control who accesses your suite from your phone

ALARM ZONE

you control your security

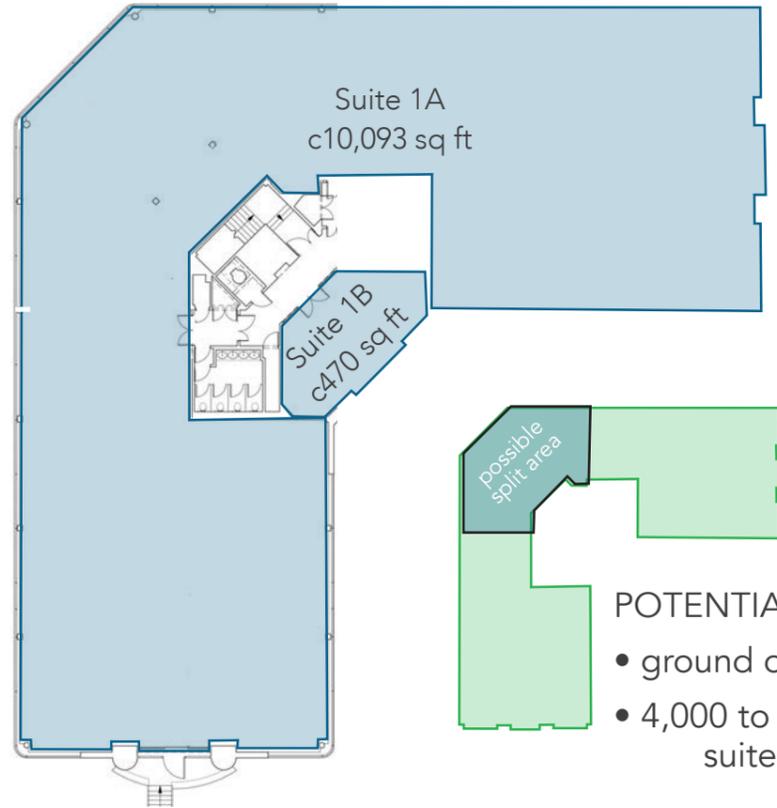


• similar fitout



FLEXIBLE, LIGHT & AIRY OPEN PLAN SPACE

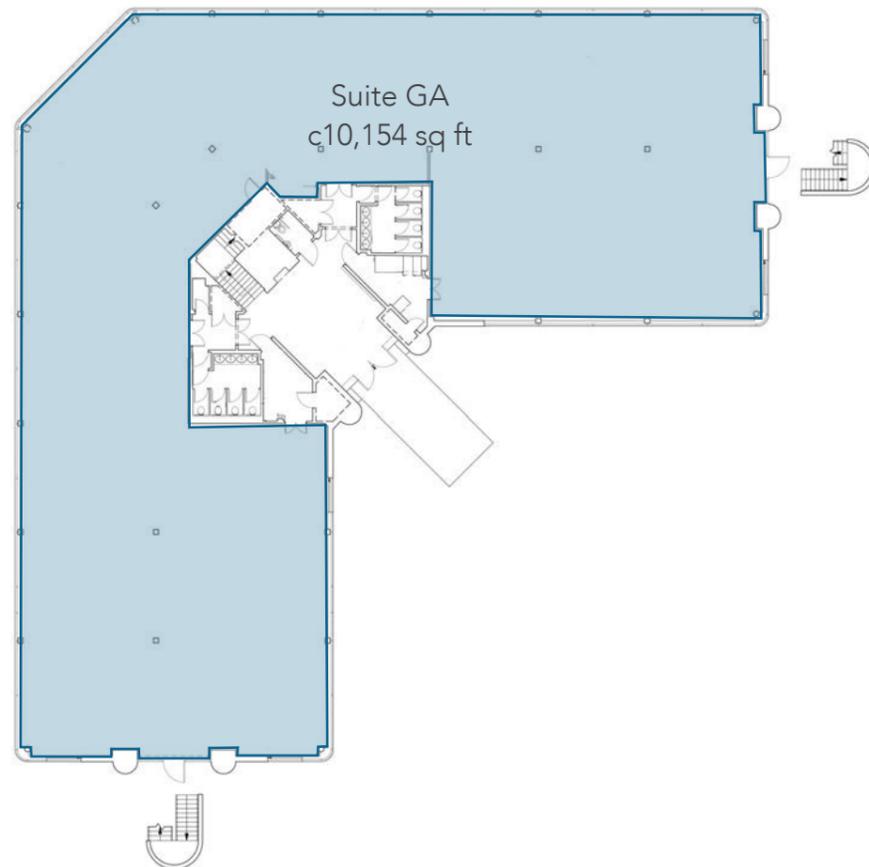
SPACE AVAILABLE	
SUITE	sq ft (approx)
1A	10,093
1B	470
GA	10,154
TOTAL	c20,717



FIRST FLOOR

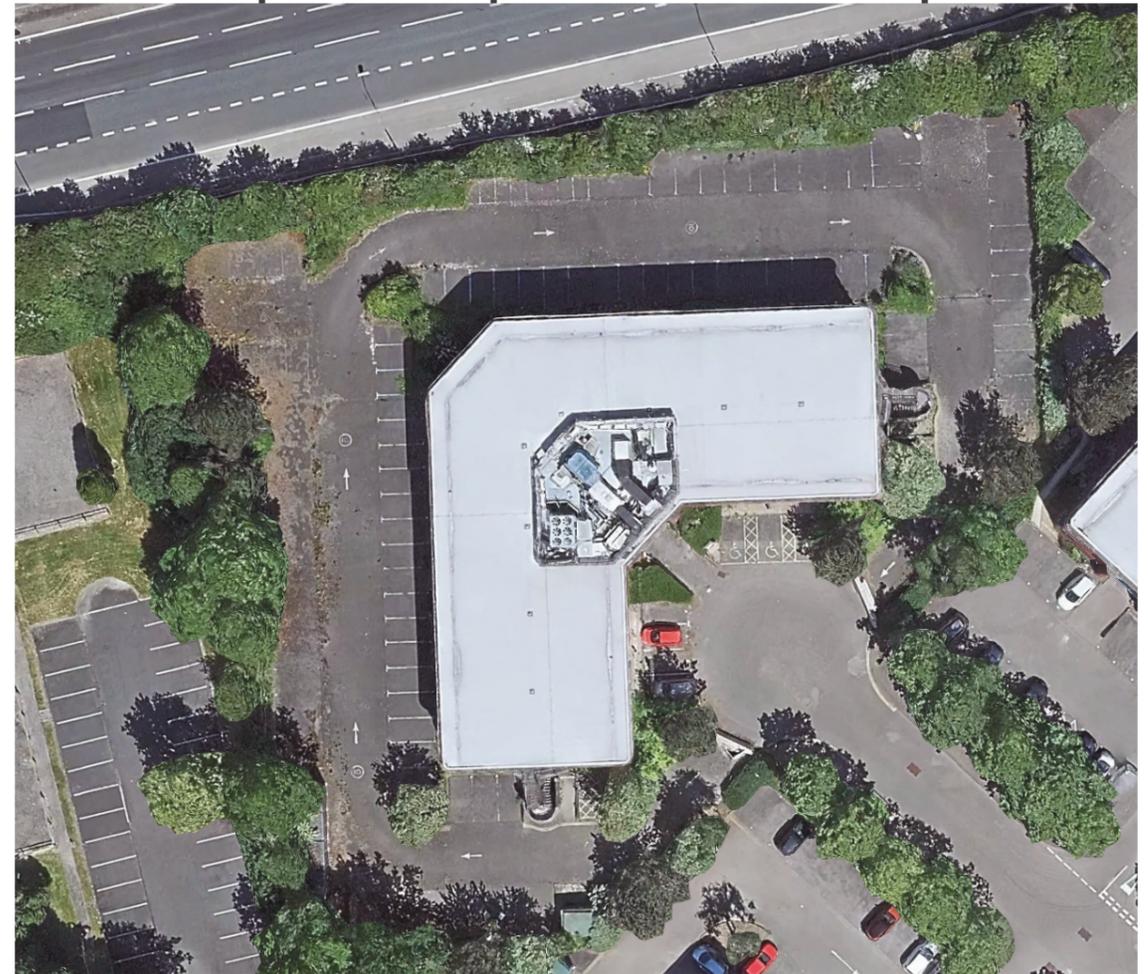
POTENTIAL SPLIT

- ground or first floor
- 4,000 to 6,200 sq ft suite sizes



GROUND FLOOR

GENEROUS ONSITE PARKING 1 space per 165 sq ft



EASY ONE WAY SYSTEM

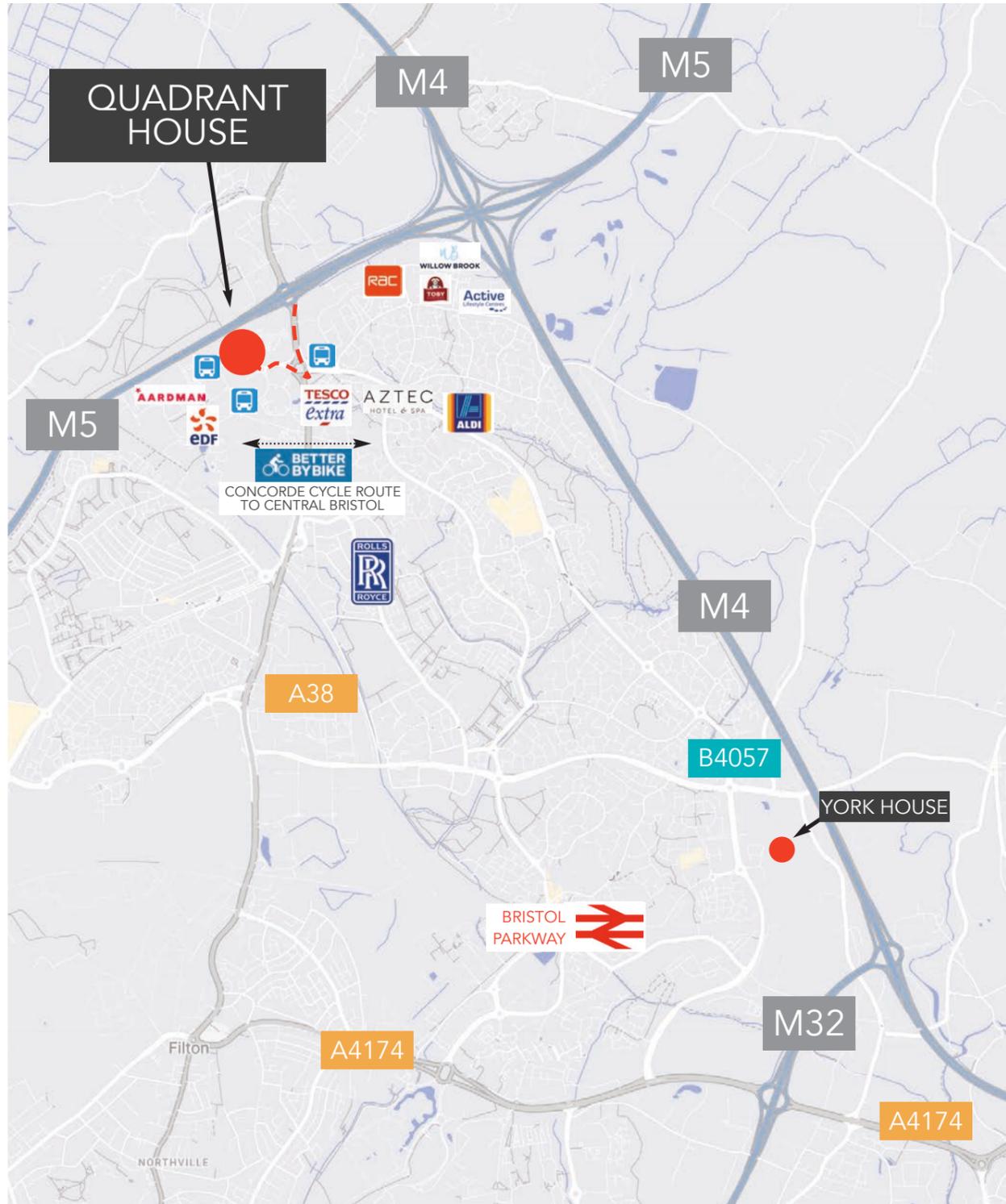


4 x 7kW EV chargers
• similar chargers & signage



SECURE AND ORGANISED

CLOSE TO M4, M5, M32 & CENTRAL BRISTOL



40 MILLION CARS
PASSING EACH YEAR

M5

M4

QUADRANT HOUSE



INCREDIBLE MARKETING OPPORTUNITY

your name/logo on the back of Quadrant House
- seen by c110,000 vehicles per day!



CENTRAL BRISTOL
6 MILES

- Ideal access point for South West
- Good public transport - rail, bus, air
- Large pool of quality staff

IN GOOD COMPANY WITH LOXTON TENANTS

OUR QUALITY TENANTS

- | | | |
|-----------------------------|------------------------|---------------------------|
| ABL Health | EE | Post Office |
| Active Body Centre | Evolution Security | Power On Connections |
| Advita Ortho | Fairway Training | Priory |
| Agiito | Footprint | Relating Dots |
| Alfa Lavell | Geospatial Insight | Relieve Pain Taunton |
| Arcus Solutions | Greenslade Taylor Hunt | Renew Counselling |
| Ardes Resourcing | Goodrich Technologies | Rossano Ferretti |
| ASC Connections | H3G | Riaz Law |
| Aspiration Training | Hi-Light Café | RPS |
| Atos | Iconic Media | Salus |
| BHM Energy | ICS Cool Energy | Savino Del Bene |
| Bickerton Brothers | ICE Creates | Seetec Pluss |
| BK Plus Accountants | Inspired Care Services | Slimstock |
| Bowmer + Kirkland | JBA Associates | SpaMedica |
| Black & White Bridging | Julian House | SRD Technology |
| Broadstone Pensions | LivGreen | Starline Care |
| Carbrey Group | LKQ Syntetic | Syntegon |
| Caretech Community Services | Loop Scorpio | Stadium Structures |
| Cavell Nurses Trust | Meritor (Cummins) | Stephens Scown Solicitors |
| City Sightseeing | Morgan Sindall | Teens in Crisis |
| Cleansing Service Group | Mott Macdonald | TME |
| Coactivation | National Gas | Victim Support |
| Coats Recruitment | Newcross Healthcare | VeloxServ |
| Colston Media | Network Rail | Vodafone |
| Cora Health | NHS Let's Talk | Wanzl |
| Contingency Network | NHS Property Services | We Buy Any Car |
| Coventry Building Society | Nimbus | Whitecross Dental |
| Cruise.co.uk | Orange | Wowcher |
| | Pearson | |

OFFICE BUILDINGS WITH A PERSONAL TOUCH

OUR QUALITY BUILDINGS

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON





Quadrant House, 2420 Aztec West, Bristol BS32 4AQ

LEASE	The suites are available on new leases on terms to be agreed.	FITTING OUT	Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.
TERM	Negotiable.	PLANNING	Class E but could be suitable for other uses.
RENT	Negotiable depending on lease term and tenant covenant.	LEGAL COSTS	Each party to be responsible for their own.
FIXED SERVICE CHARGE	The service charge is fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.	VAT	Payable on all figures quoted.
INSURANCE	Tenants pay building insurance.	VIEWING	By appointment with Loxton or the letting agents.
BUSINESS RATES	Payable by the tenant.		



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