

7 4 0

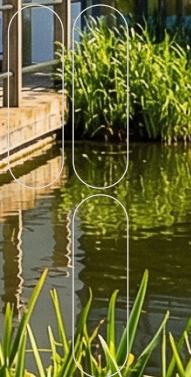
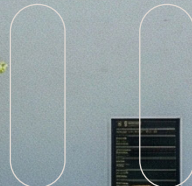
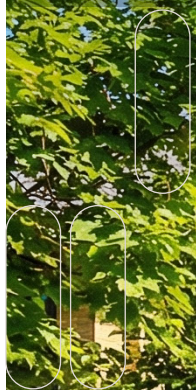
A Z T E C

W E S T

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

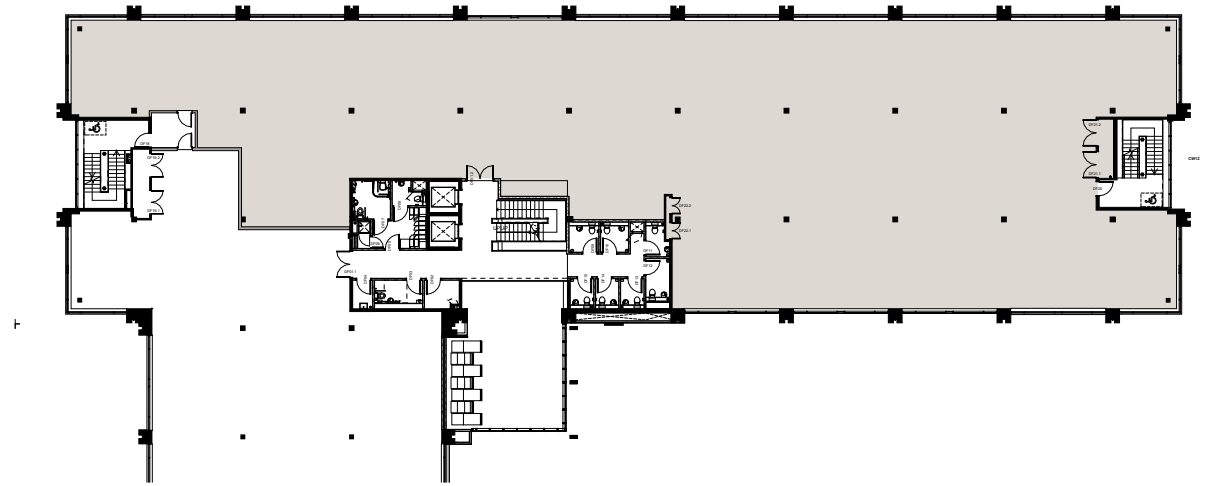
740 Aztec West provides high quality open plan and flexible work space – with offices available from 8,302 to 19,305 sq ft.

ACCOMMODATION

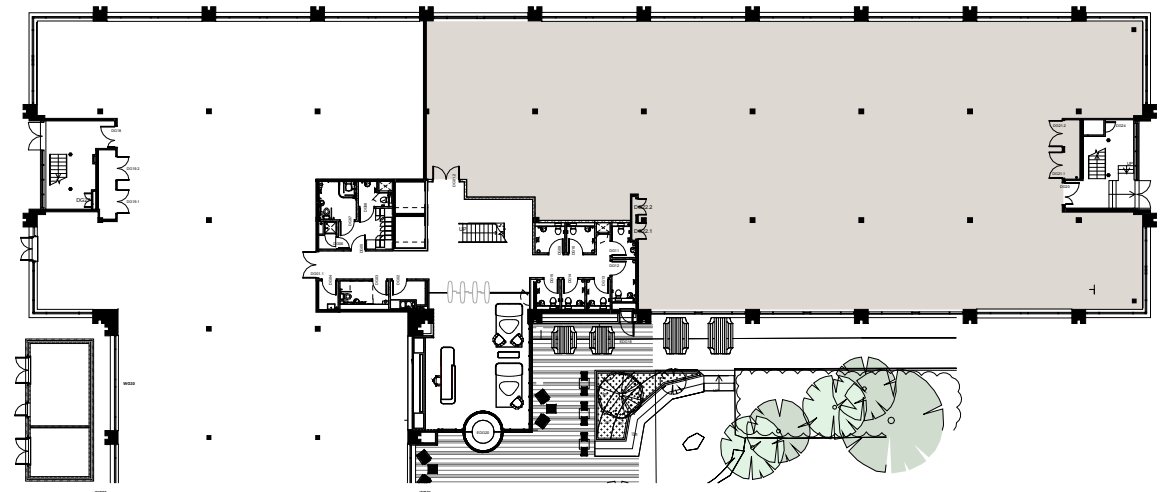
Name	SQ FT	SQ M	Availability
Part ground floor	8,302	771.28	Available
Part first floor	11,003	1,022.21	Available
Total	19,305	1,793.49	

 Abundant parking – 1:200 sq ft ratio

FIRST FLOOR



GROUND FLOOR

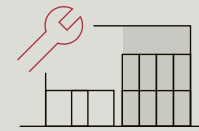


PROPERTY OVERVIEW

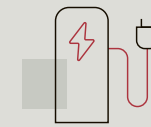


740 Aztec West has undergone a significant refurbishment to include the common parts and workspace to provide a contemporary, sustainable Grade A office destination.

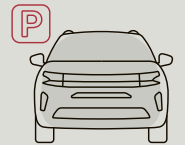
AMENITIES & SPECIFICATIONS



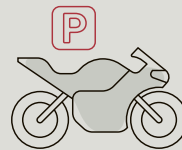
Build Status:
Refurbished



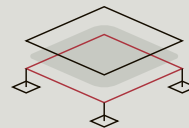
EV charging points



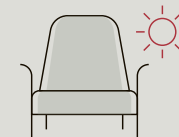
Parking ratio:
1:200



Motorcycle spaces



Full Access
Raised floors



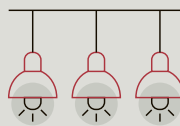
Outdoor seating



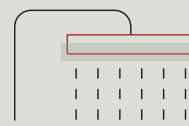
Suspended ceiling



Air conditioning



LED lighting



6 Showers



Building concierge



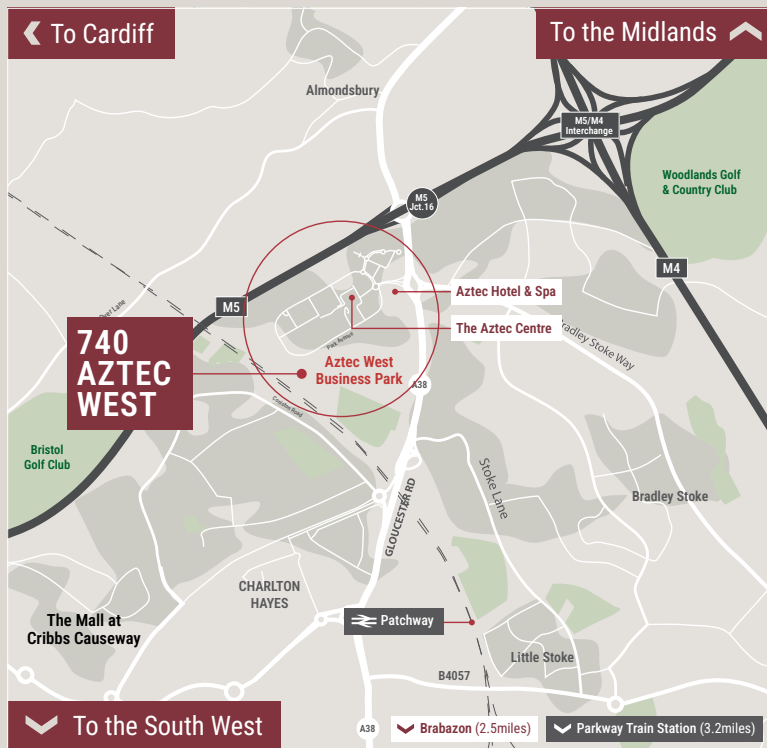
72 Lockers



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.



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



Hannah Waterhouse

07855 414 570

hannah.waterhouse@jll.com

Andy Smith

07443 983 253

andy.smith@knightfrank.com

Ian Wills

07989 399 070

ian.wills@jll.com

Polly Smart

07929 673 626

polly.smart@knightfrank.com

IMPORTANT NOTICE

JLL and KF for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of JLL and KF or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) JLL and KF cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of JLL and KF (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of JLL and KF, its employees or servants, JLL and KF will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by JLL and KF. Designed & produced by spraguegibbons.co.uk 03/26

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorised only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorisation of Jones Lang LaSalle.

www.740aztecwest.co.uk