



aztec studios.

TO LET

BRISTOL

1,000 - 6,000 sq.ft

SAT NAV: BS32 4SY

///reclusive.sticking.late

Aztec Studios is proudly delivered by Element Workspaces – a premium workspace provider specialising in unique, tailored suites designed around the needs of each occupier. Our team works closely with businesses to deliver their ideal work environment.

Work in Your Element.

Available Suites	SQFT	Car Spaces
210 - Ground Floor	2,727	14
240 - First Floor	2,314	11
290 - First Floor	4,347	19



**OUTDOOR
COURTYARDS**

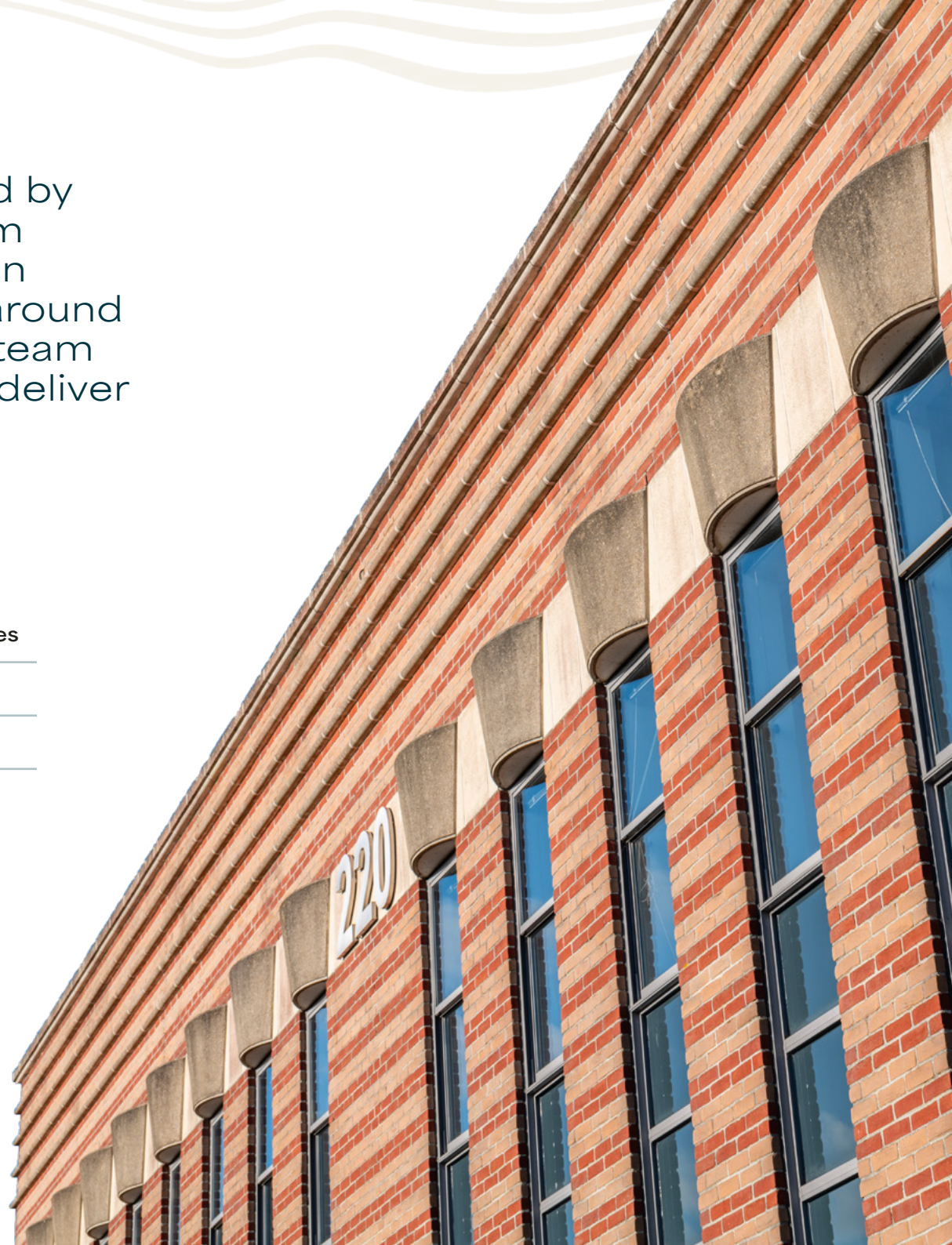


**PRIME
LOCATION**



**DEDICATED
PARKING**

AZTEC STUDIOS | TO LET





AZTEC STUDIOS | TO LET

INDICATIVE FITTED SUITE

Specification & Highlights



Unbeatable
connectivity



Nearby
healthclub



Goods
lift



Comfort
cooling



Landscaped
courtyards



Car parking
ratio of
1:216 SQFT



Fully fitted
options



Refurbished
disabled, male &
female WCs



Refurbished
shower
facilities

Nearby Amenities & Park Benefits

EXTENSIVE LANDSCAPING

PREMIER BUSINESS PARK

PARK SECURITY

4 STAR HOTEL

PARKLAND SETTING

CAFE & RESTAURANT

GYM

HAIRDRESSERS

DEDICATED FOOTPATHS

Transport

MOTORWAYS

TRAIN STATIONS



2 mins from M5



8 mins drive to Bristol Parkway Station



32 mins drive to Bristol Airport



7 miles to Bristol City Centre

AZTEC STUDIOS | TO LET





Prominent & Connected

Drive times from Aztec Studios

J16 M5	2 mins
Cribbs Causeway	9 mins
Bristol	22 mins
Bath	45 mins
Reading	86 mins
Birmingham	92 mins
London	150 mins

7 MILES TO BRISTOL
CITY CENTRE

1 MILE TO M4 /M5
INTERCHANGE

2.8 MILES TO BRISTOL
PARKWAY TRAIN STATION



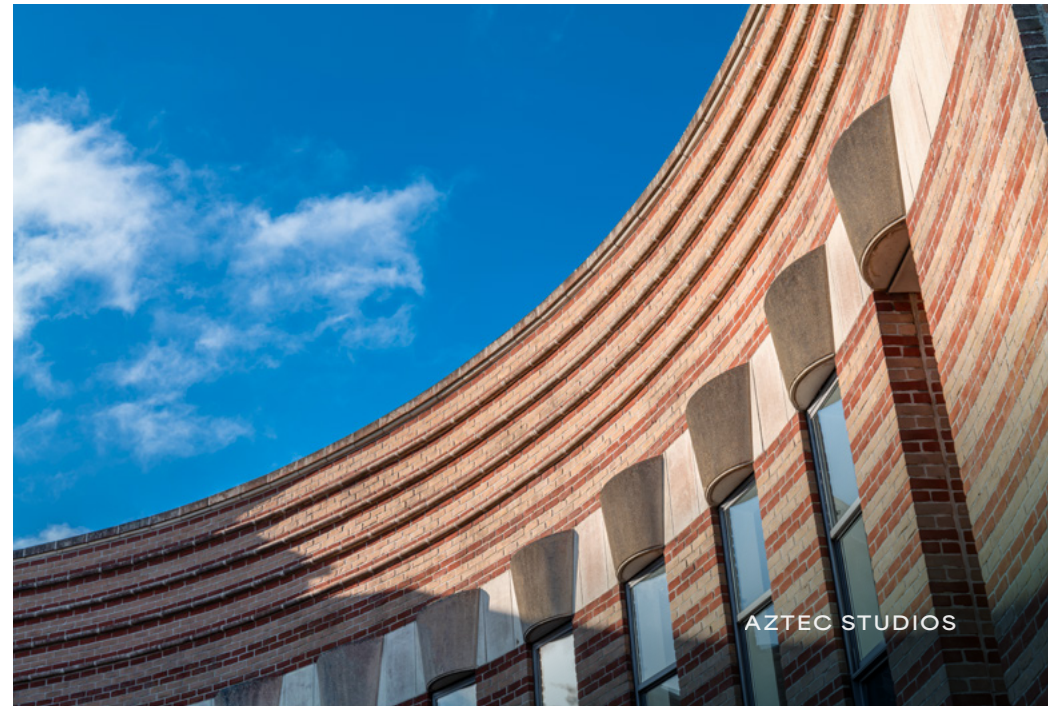
AZTEC STUDIOS



AZTEC HOTEL & SPA



WILDLIFE AT AZTEC WEST



AZTEC STUDIOS

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. June 2025

EPC RATING



aztec-studios.com

aztec studios.

BRISTOL

For viewing and further information, please contact:



hello@senecaflex.com | 0800 012 9088

**Hartnell
Taylor Cook**

0117 923 9234
htc.uk.com



0117 927 6691

property.jll.co.uk