



INTERCHANGE PARK

AZTEC WEST
BRISTOL
BS32 4SR

///BACKS.POINT.LEADER

INDUSTRIAL / WAREHOUSE LEASEHOLD DESIGN & BUILD OPPORTUNITIES

25,000 sq ft (2,322 sq m) - 80,000 sq ft (7,432 sq m)



- ✓ Adjacent to J16 of M5 and the M4/M5 interchange
- ✓ Outline consented site
- ✓ 10.70 acres (4.33 ha)

This is a computer generated image and details may vary.

The land at Interchange Park presents a prime Design & Build opportunity within one of the South West's most established commercial locations.



Executive Summary

The site, extending to approximately 10.70 acres (4.33 ha), benefits from outline planning consent for four high-quality industrial and warehouse units.

Located within the safeguarded employment area at Aztec West, the scheme is ideally positioned for occupiers in logistics, advanced manufacturing, and technology distribution, offering immediate access to J16 of the M5 and the M4/M5 interchange.

Flexible build-to-suit options allow bespoke configuration to occupier requirements, with opportunities for highly sustainable accommodation aligned with EPC 'A' and BREEAM 'Excellent' benchmarks.

This is one of the final development parcels at Aztec West, delivering modern space in a proven business park environment.

Site Area

10.70 acres (4.33 ha)

Development potential

Up to c.80,000 sq ft (7,432 sq m) in a single unit, subject to planning

Permitted uses

Class E(g)(iii), B2 (General Industrial), and B8 (Storage & Distribution)

Outline planning consent

Ref. P25/00742/O (granted April 2026)

Design flexibility

Bespoke building footprints, yard depths and office fit-out to suit operational needs

Proposed eaves height

Up to 10.50m (13.75m to apex)

50kn/m2 Floor loading

Designed for heavy industrial and logistics use

Parking provision

Scheme provision for: 111 car spaces; 24% with EV charging [indicative from outline consent]

Cycle storage

70 spaces proposed

Sustainability

Solar PV, EV charging, energy efficiency measures targeting BREEAM "Excellent" and EPC "A"

Situated within Aztec West Business Park, Bristol's premier mixed business hub.

Nearby occupiers include:

BAE SYSTEMS

Defence and aerospace engineering

babcock™

Defence support services

dialog
SEMICONDUCTOR

(Renesas) Electronics R&D



Aerostructure engineering

AARDMAN

Award winning animation studios

Capgemini

Advanced engineering consultancy

Rolls-Royce

Regional aerospace operations nearby at Filton



Cell and gene therapy and bio-pharmaceuticals

BIKAR
AEROSPACE

Aviation materials supplier



Be In Good Company

Interchange Park site is surrounded by global and national occupiers benefitting from the park's connectivity, master-planned environment, and deep local talent base.

This location supports a thriving ecosystem across logistics, tech, defence, and manufacturing, making it a proven destination for occupiers seeking modern, efficient premises.

Why This Cluster Works

Aztec West benefits from direct motorway access, strategic labour catchment, and a mature business ecosystem.

Occupiers choose this location for its...

- ✓ Transport efficiency
- ✓ Proximity to skilled workforce
- ✓ Synergistic business community
- ✓ Excellent on park amenity offering



The existing outline planning consented layout illustrates four detached units with accompanying yard areas, access road and landscaped buffers (along Park Avenue).

Unit	Total GEA (sq ft)	Approx. (sq m)
1	50,400	4,682.3
2	33,600	3,121.5
3	42,000	3,901.9
4	27,300	2,536.3
Total	153,300	14,242

(Areas and ratios indicative based on outline consent massing; subject to detailed design)

Specification (Indicative and subject to design refinement)



Internal Clear Height

Up to 13.75m



Service Yard Depths

Up to 45m



Floor Loading

Designed for 50 kn/m² industrial loading (to suit HGV operations)



Loading Doors

Level and dock loading options available



Cycle Provision

70 spaces with covered shelters



Office Accommodation

Integrated two-storey core; typical 10-15% office content



Parking

111 car spaces including 24% EV; HGV parking to each yard



Power Supply

High-capacity three-phase connections



Solar PV

Solar PV on roof



Building Enhancements

Available



Bristol is one of the UK's most dynamic logistics markets, serving as a major node between the Midlands, South Wales and the South West.

Labour Pool

The city's industrial sector benefits from strong occupier demand, a robust labour pool, and a well-developed infrastructure network.



Over 600,000

people are within a 30-minute drive time, with access to a skilled labour force in engineering, logistics, and manufacturing.



Excellent Connectivity

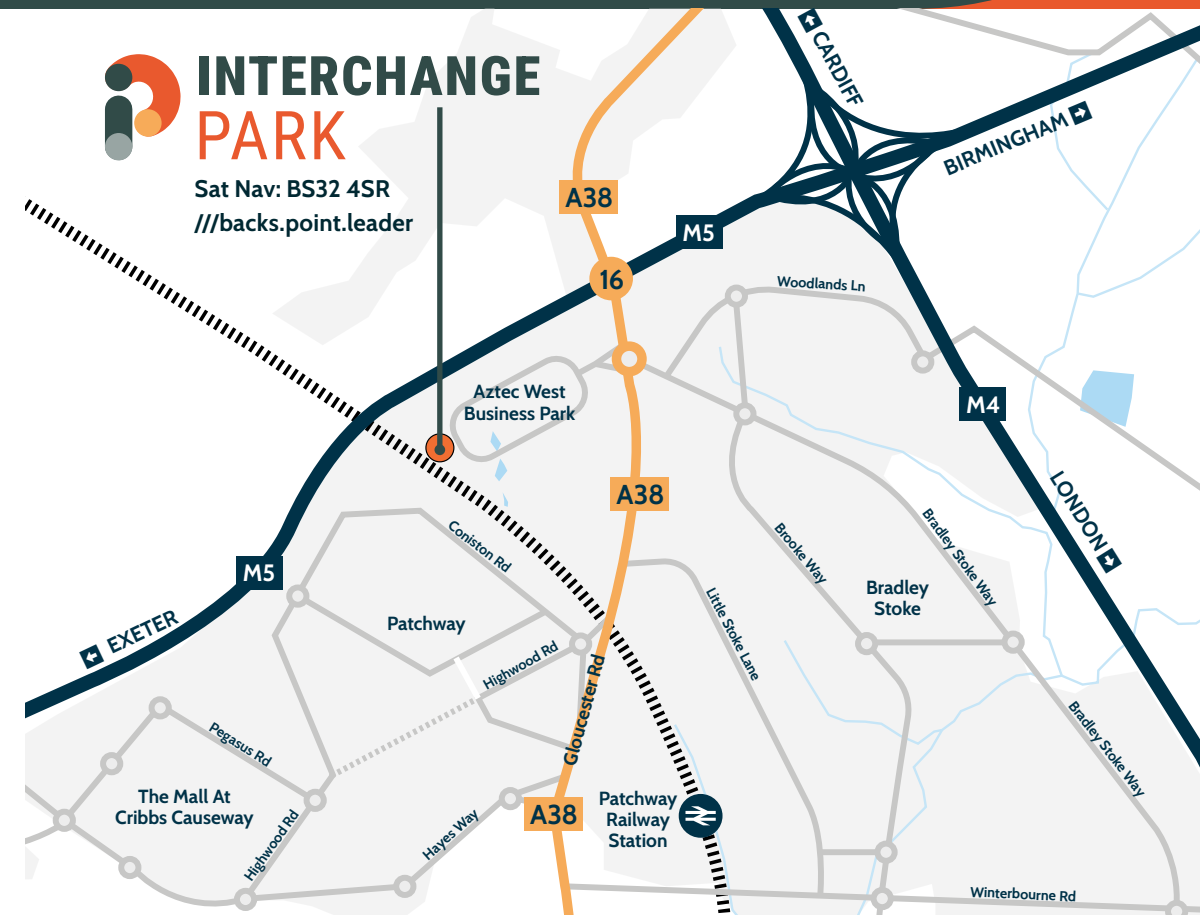
to local public transport and cycling infrastructure ensures accessibility for modern workforces.

Strategic Location & Connectivity

Destination	Distance	Travel Time
M5 Junction 16	0.3 miles	1 min
M4/M5 Interchange	1 mile	2 mins
Bristol Airport	14 miles	30 mins
Avonmouth Docks	10 miles	20 mins
Birmingham	80 miles	1 hr 28 mins
London	116 miles	2 hrs
Cardiff	35 miles	50 mins
Bristol Parkway Station	2.5 miles	8 mins

Regional Positioning

Aztec West, sitting adjacent to Junction 16 of the M5, places occupiers within minutes of the M4/M5 interchange, providing unrivalled access to London, Birmingham and Cardiff as well as the Royal Portbury and Avonmouth Docks.



Further Information

Reserved matters to be submitted following commitment from an occupier. The reserved matters will provide an opportunity to configure the design to specific occupier operations.

Tenure

Leasehold options available.

Rent

Upon application.

VAT

Applicable at the prevailing rate.

EPC

Target rating A; final certification upon completion.

BREEAM

“Excellent” standard targeted.

Planning

Outline consent (Ref. P25/00742/O).

Terms

Leasehold Design and Build

- ✔ Opportunities available for new buildings designed and constructed to occupier specification.
- ✔ Leases will be offered on new Full Repairing and Insuring (FRI) terms, for durations to be agreed.
- ✔ Rent subject to build design.



Contact Information

For further information please contact the joint agents below:



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