



AZTEC WEST | BS32 4TR

88% LET
LAST FLOOR REMAINING





SOUTH TO EXETER

NORTH TO M4/M5 INTERCHANGE



800 AZTEC WEST IS LOCATED ON BRISTOL'S PREMIER BUSINESS PARK

Adjacent to junction 16 of the M5 motorway and within 1 mile of the M4/M5 interchange, Aztec West benefits from outstanding accessibility, with the occupiers benefiting from prestigious neighbours and an unrivalled range of on-site amenities.

SAT NAV: BS32 4TR



OCCUPIERS

- 1 EE
- 2 BABCOCK
- 3 REGUS
- 4 BELLWAY HOMES
- 5 ALLIANZ
- 6 LIVERPOOL VICTORIA
- 7 CGI
- 8 SHINER UK
- 9 HSS HIRE
- 10 CAPGEMINI
- 11 AARDMAN
- 12 SPANDEX
- 13 TAYLOR WIMPEY

AMENITIES

- 14 HIGHWAYS AGENCY
- 15 ATKINS
- 16 HILTON HOTEL
- 17 AZTEC HOTEL & SPA
- 18 STARBUCKS
- 19 AZTEC CENTRE





AN OUTSTANDING WORKING ENVIRONMENT

800 AZTEC WEST HAS UNDERGONE A WHOLESALE TRANSFORMATION TO OFFER BREATHTAKING WORKSPACE ON LARGE FLEXIBLE FLOORS



New fully glazed double height reception area



Full external reclad



New powder coated windows



New facilities including internal cycle storage, showers and WC facilities



2 passenger lifts serving first and second floors



Extensive on-site car parking providing an excellent ratio of 1:238 sq ft with access to disabled spaces and electric charging points



Attractive landscaped environment

LARGE FLEXIBLE FLOORSPACE

THE LARGE OPEN PLAN FLOORSPACE AT 800 AZTEC WEST HAS BEEN REDESIGNED TO BE FUTURE PROOF



AVAILABILITY

The second floor is available on a new lease from the landlord for a term to be agreed.

Second Floor	9,736 sq ft	904.5 sq m
First Floor	LET TO EDVANCE UK LTD	
Ground Floor	LET TO MINISTRY OF DEFENCE	
Total Building	73,292 sq ft	6,809.1 sq m

Measured on a net internal area basis

SPECIFICATION

- Suspended ceilings
- Recessed LED lighting, including new Barrisol Stretch Ceiling areas
- VRF comfort cooling system
- Partial raised floor
- EPC Rating of B



WWW.800AZTECWEST.CO.UK

TENURE

A new full repairing and insuring lease is available directly from the Landlord.

RENT

Available upon application to the agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

CONTACT

For full terms and further information please contact the joint letting agents:

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