



AZTEC WEST | BS32 4TR

BREATH TAKING WORKSPACE





SOUTH TO EXETER

M5

A38

J16

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 RHEINMETALL | 8 HSS HIRE |
| 2 BABCOCK | 9 CAPGEMINI |
| 3 REGUS | 10 AARDMAN |
| 4 BELLWAY HOMES | 11 SPANDEX |
| 5 ALLIANZ | 12 TAYLOR WIMPEY |
| 6 CGI | 13 HIGHWAYS AGENCY |
| 7 SHINER UK | 14 ATKINS |

AMENITIES

- | |
|----------------------|
| 15 HILTON HOTEL |
| 16 AZTEC HOTEL & SPA |
| 17 THE BLACK SHEEP |
| 18 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



Indicative image. Details may vary.

AVAILABILITY

The various suites will be available on new leases from the landlord on terms to be agreed.

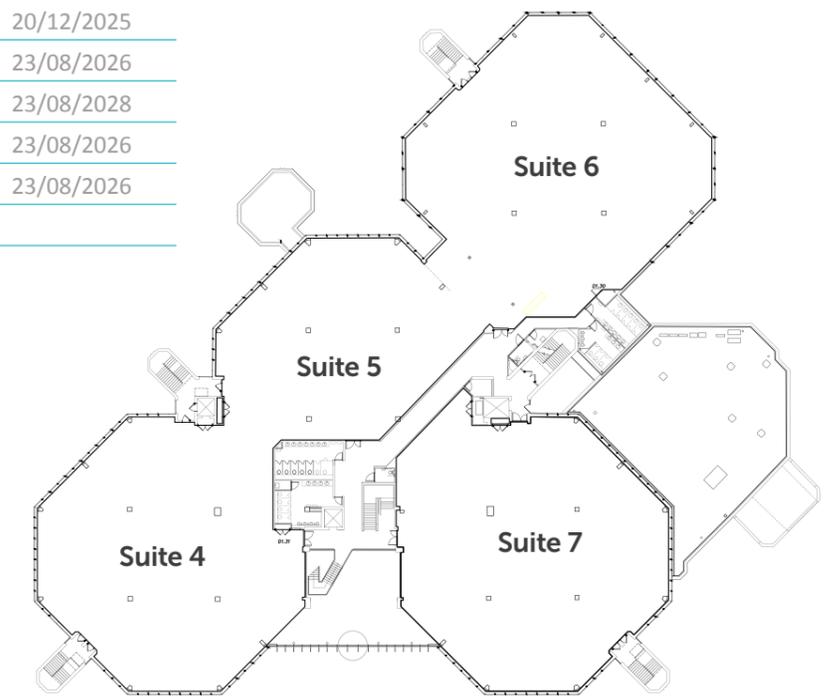
Floor	Sq ft	Available
Ground Floor	32,007	20/12/2025
Suite 4 1st Floor	7,809	23/08/2026
Suites 5 & 6 1st Floor	14,840	23/08/2028
Suite 7 1st Floor	8,900	23/08/2026
2nd Floor	9,736	23/08/2026
Total	73,292	

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

FIRST FLOOR PLAN



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TENURE

New full repairing and insuring leases will be 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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