



740 Aztec West, Bristol, BS32 4UF

To Let

8,302 to 19,305 sq ft

740 Aztec West provides Grade A office space in Bristol's premier business park



740 Aztec West, Bristol, BS32 4UF

Summary

- Rent: Rent on application
- Service charge: £11.12 per sq ft
- EPC: A
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



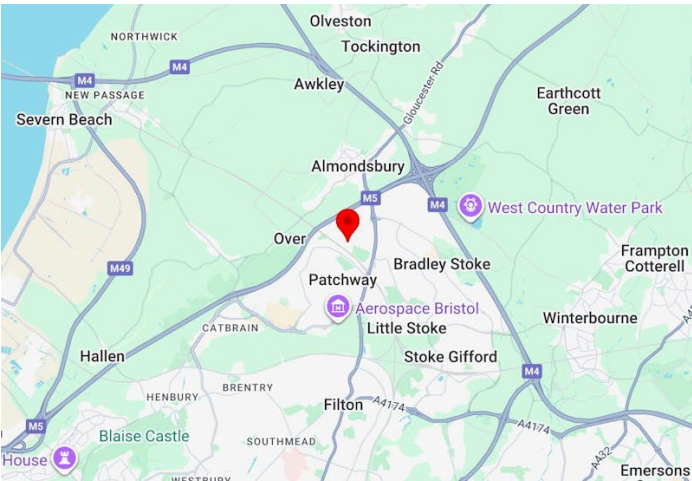
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Description

740 Aztec West provides an unrivalled first impression. 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.

Location

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.

Accommodation

Name	sq ft	sq m	Availability
Ground - Part Ground Floor	8,302	771.28	Available
1st - Pt 1st Floor	11,003	1,022.21	Available
Total	19,305	1,793.49	

Amenities & Specifications

Build Status: Refurbished
Parking ratio: 1:200
Full Access Raised floors: Yes
Floor Type: Full access raised floor
Ceiling: Suspended Ceiling
Air conditioning: Yes
Lighting: Yes
Lighting Type: LED