

TO LET

First Floor, 715 Aztec West, Bristol, BS32 4UD



Office Space

7,255 sq. ft. (674.0 sq. m.)

- Excellent location
- Refurbished open plan office space on first floor level
- Air conditioned
- 32 on site car spaces offering excellent ratio of 1:225 sq. ft.



CONTACT US

RICHARD KIDD

T +44 (0) 117 943 5768
Richard.kidd@cbre.com

ALEX RIDDELL

T +44 (0)117 943 5885
Alex.riddell@cbre.com



CBRE OFFICES

Floors 13 & 14 Clifton
Heights, Triangle West
Clifton, Bristol BS8 1EJ

www.cbre.co.uk

CBRE

TO LET

Refurbished Office Space

First Floor, 715 Aztec West
Bristol BS32 4UD

Location

Building 715 is located on Waterside Drive which is located off Park Avenue on the Aztec West Business Park. Aztec West is an established park situated adjacent to the M4/M5 interchange and is widely acknowledged as Bristol and the SouthWest's premier business park location.

Bristol city centre is approximately 7 miles to the south and Junction 16 of the M5 is approximately 5 minutes' drive and is accessed via the A38. Bristol Parkway station is located approximately 3.5 miles to the east via Bradley Stoke Way. There are a wide range of facilities in the local area with a range of retail outlets in the Aztec Centre including newsagents and sandwich bar. There are also conference and restaurant facilities within the Aztec Hotel and a Starbucks coffee shop on the park.

Description

The available accommodation is situated at first floor level and provides the following outline specification: -

- Air conditioning
- Raised access floors
- Double glazed windows
- Suspended ceiling with recessed lighting
- Male, female and disabled WCs
- Excellent car parking ratio of 1:225 sq. ft.

Accommodation

Area	Sq. ft.	Sq. m.
First Floor	7,255	674.0

Terms

The quoting rent is £17.50 per sq. ft per annum, exclusive.

Availability

The accommodation is available on an effective full repairing and insuring terms by way of service charge.

Business Rates

Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The current EPC for the property is a D (77).

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

DISCLAIMER: CBRE

CBRE Ltd on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CBRE Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. October 2018.