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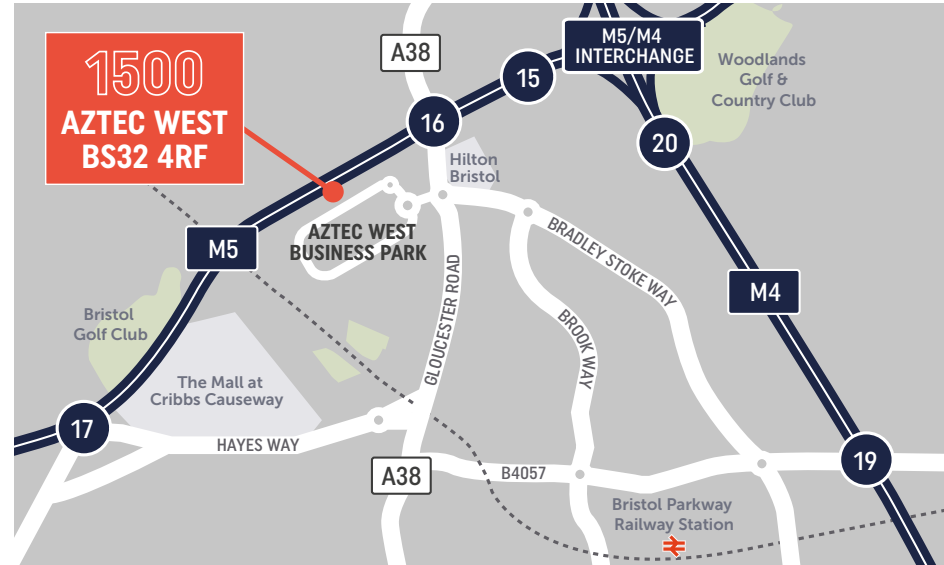
AZTEC WEST

BUSINESS PARK, BRISTOL BS32 4RF



NEWLY REFURBISHED FIRST FLOOR OFFICES TO LET
13,929 SQ FT (1,294 SQ M) APPROX.

- ✓ HIGH QUALITY
- ✓ MODERN OFFICE ACCOMMODATION
- ✓ 75 CAR PARKING SPACES
- ✓ NORTH BRISTOL'S PRIME BUSINESS PARK



OCCUPIERS		AMENITIES	
1	GE Oil & Gas	9	Aztec Centre
2	Aardman Animations	10	The Black Sheep Pub
3	Atkins	11	The Aztec Hotel
4	Spire Specialist Care	12	Hilton Hotel
5	Co-op Legal Services		
6	EE		
7	Liverpool Victoria		
8	HSS Hire		

LOCATION

Aztec West is one of north Bristol's most established and successful business parks located adjacent to Junction 16 of the M5 and less than a mile from the M4/M5 interchange.

Aztec West is home to approximately 120 occupiers including GE Oil & Gas, Aardman Animations, Atkins, Taylor Wimpey and Co-op Legal Services.

The park offers a rich and mature landscaped environment with a wide range of amenities for occupiers and visitors including the Aztec Centre, The Black Sheep Pub and the Aztec Hotel.





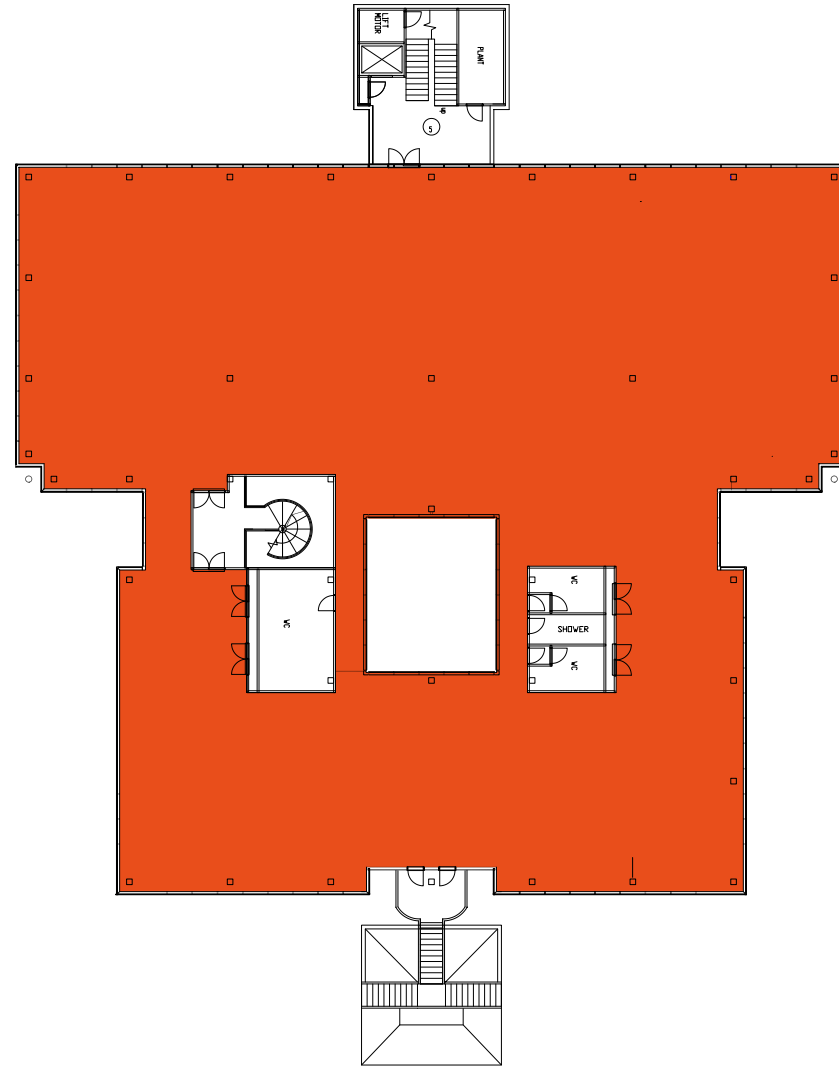
ACCOMMODATION

The first floor has undergone a comprehensive refurbishment and provides the following floor areas:

ACCOMMODATION	SQ FT	SQ M
First Floor Total	13,929	1,294

Approx. Net Internal floor area

**FIRST
FLOOR**
13,929 SQ FT
(1,294 SQ M) APPROX.





DESCRIPTION

Building 1500 is prominently located on the parks main loop road with high profile reflective glass elevations.

The available accommodation benefits from the following specification:

- Newly refurbished first floor
- Fully glazed elevations
- New ceiling mounted VRF comfort cooling
- New fully accessible raised floor throughout
- 75 allocated on site car parking spaces
- Gas fired central heating serving perimeter radiators
- 8 person passenger lift





ADDITIONAL INFORMATION

0051

TERMS

The accommodation is available as a whole or in parts by way of a new full repairing and insuring service charge lease for a term of years to be agreed to incorporate upward only rent reviews at 5 yearly intervals.

RENT

Upon application.

SERVICES

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

VAT is payable on rent and service charge.

BUSINESS RATES

Interested parties should make their own enquiries with the local billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment. www.voa.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B (50).

SUBJECT TO CONTRACT

Important Notice These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. February 2020

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PLANNING

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council on: 01454 868 000 or www.southglos.gov.uk

VIEWING ARRANGEMENTS

For further information or to arrange an inspection, please contact the sole agents.