

1500

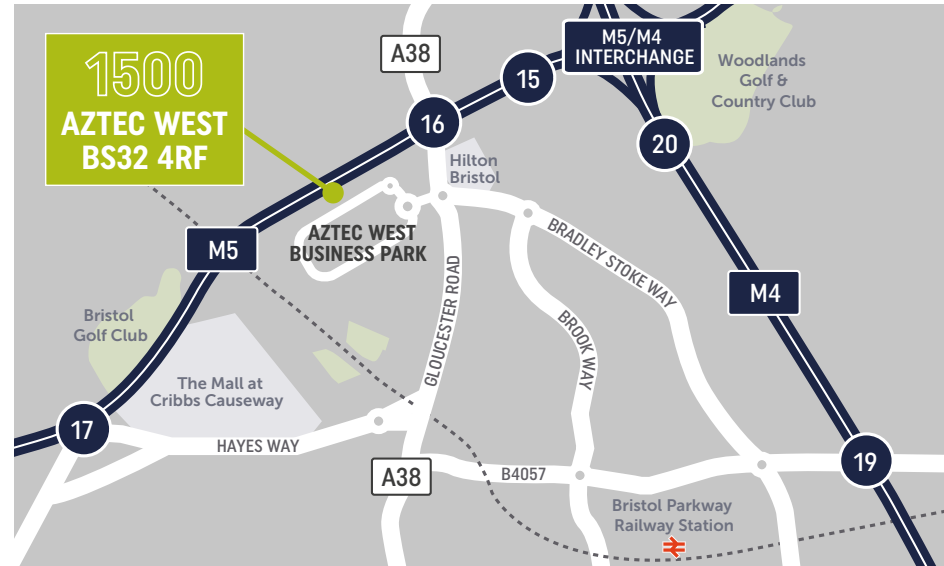
AZTEC WEST

BUSINESS PARK, BRISTOL BS32 4RF



PART GROUND FLOOR AND FIRST FLOOR OFFICES TO LET
2,946 SQ FT (273.7 SQ M) - 16,875 SQ FT (1,567.7 SQ M) APPROX.

✔ HIGH QUALITY ✔ MODERN OFFICE ACCOMMODATION ✔ 90 CAR PARKING SPACES ✔ NORTH BRISTOL'S PRIME BUSINESS PARK



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

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.





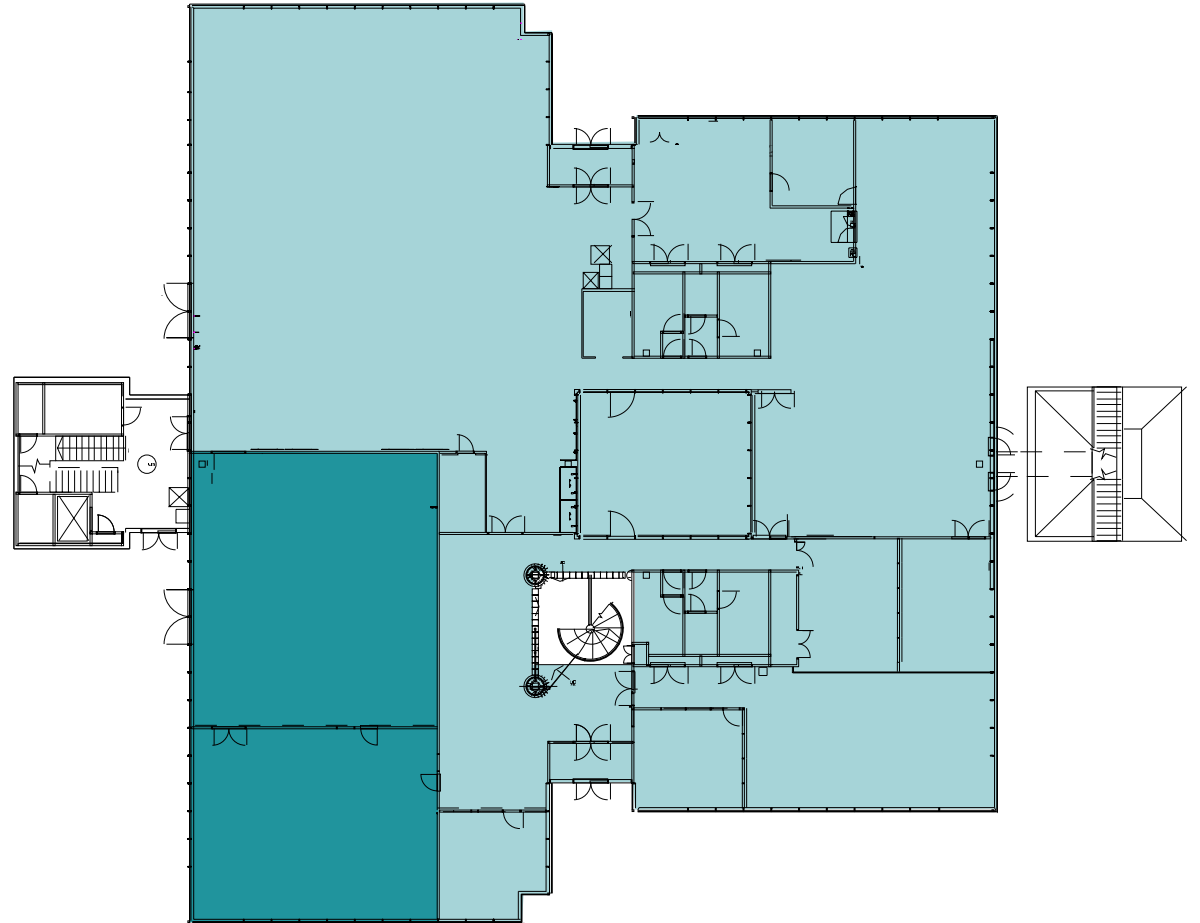
ACCOMMODATION

The available accommodation within Building 1500 is located over part ground and first floor levels and provides the approximate following floor areas:

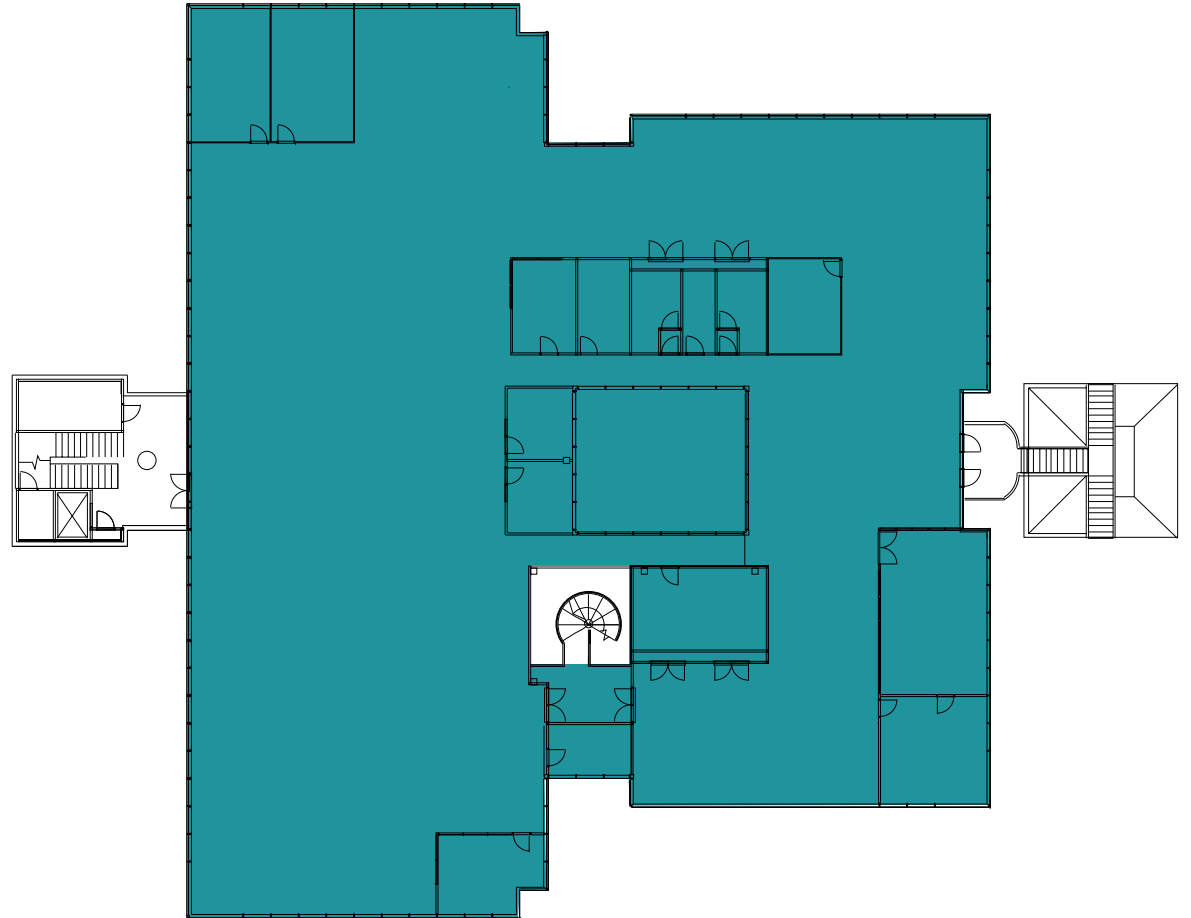
AREA	SQ FT	SQ M
Part Ground Floor	2,946	273.7
First Floor	13,929	1,567.7
TOTAL	16,875	1841.4

All areas are approximate and subject to on-site measurement

**PART
GROUND
FLOOR**
2,946 SQ FT
(273.7 SQ M) APPROX.



**FIRST
FLOOR**
13,929 SQ FT
(1,567.7 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:

- Fully glazed elevations
- Ceiling mounted comfort cooling
- Fully accessible raised floor throughout
- 90 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 new full repairing and insuring service charge leases 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 E (105).

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. September 2018

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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 Gloucester 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.