



AXIS BETA

BRISTOL BS32 4JT



TO LET SECOND FLOOR
4,416 SQ FT (410.2 SQ M)



AXIS BETA

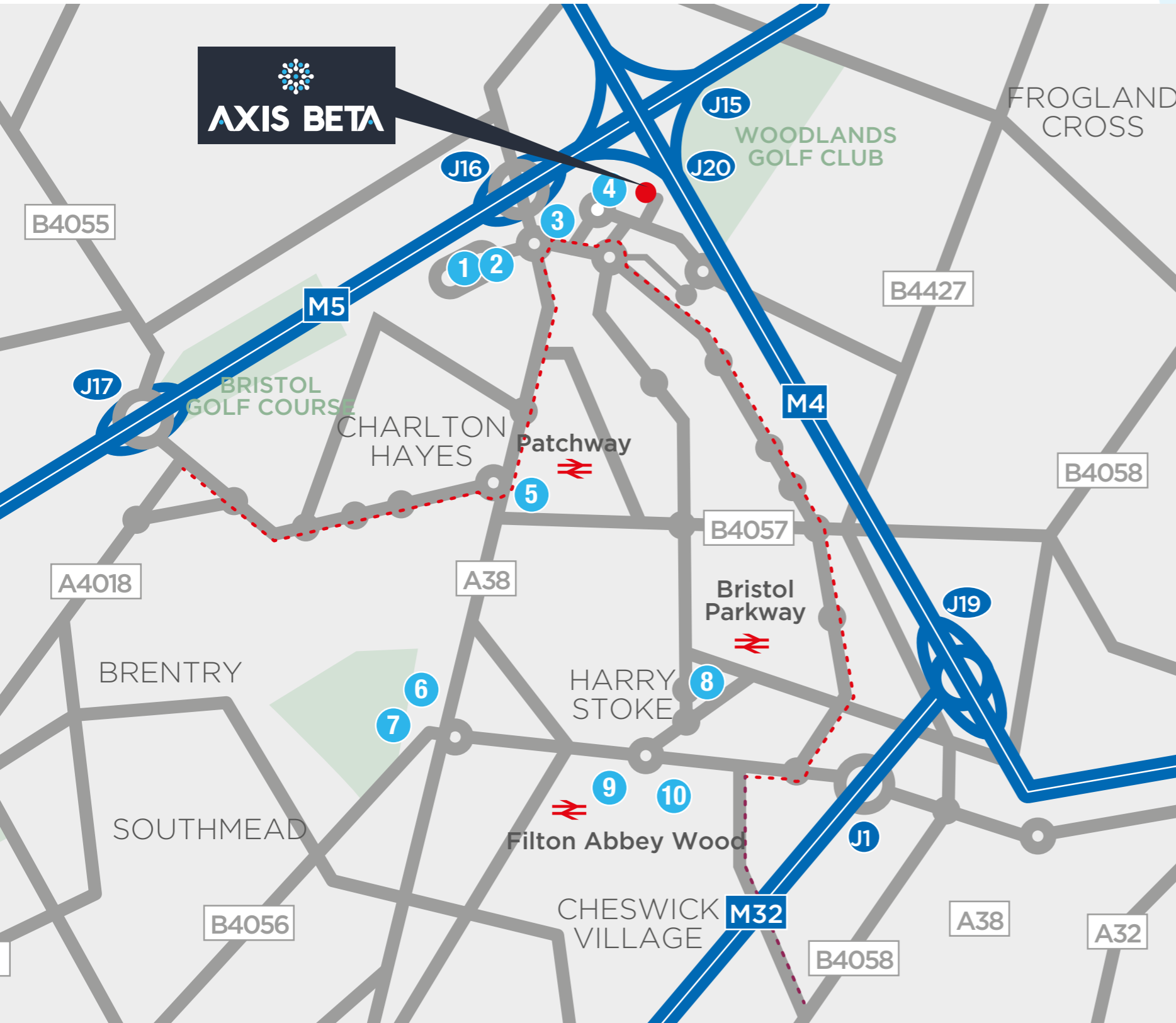
AXIS BETA ALMONDSBURY | BRISTOL | BS32 4JT

INTRODUCTION

Axis Beta is a modern office building arranged over ground and 2 upper floors and offers modern open plan suites with WC facilities on each floor.

Externally there is surface car parking providing a ratio of 1:245 sq ft net internal.





LOCATION

Axis Beta is located overlooking the intersection of the M4/M5 motorways in close proximity to the RAC Regional Headquarters building. Local amenities are close at hand including a Tesco Metro and Hilton Hotel and the major regional shopping centre at Cribbs Causeway and Parkway mainline station are less than 10 minutes' drive time.

- 1 THE AZTEC CENTRE
- 2 AZTEC HOTEL & SPA
- 3 DOUBLE TREE BY HILTON
- 4 RAC
- 5 ROLLS ROYCE
- 6 AIRBUS
- 7 BAE SYSTEMS
- 8 AVIVA
- 9 MOD ABBEYWOOD
- 10 UWE

..... MetroBus route



AXIS BETA

AXIS BETA ALMONDSBURY | BRISTOL | BS32 4JT



 M4 (J20)

WILLOWBROOK
SHOPPING CENTRE


AXIS BETA

 M5

A38

 M5 (J16)

AZTEC WEST



DESCRIPTION

The available accommodation comprises the entire second floor which is undergoing refurbishment, and will benefit from the following general specification;

- New carpets
- Full access raised floors
- Suspended ceilings and new LED lighting
- Air conditioning
- Passenger lift
- Shower facilities
- Covered cycle store

Car parking is provided on site at a ratio of 1:245 sq ft.

SCHEDULE OF AREAS

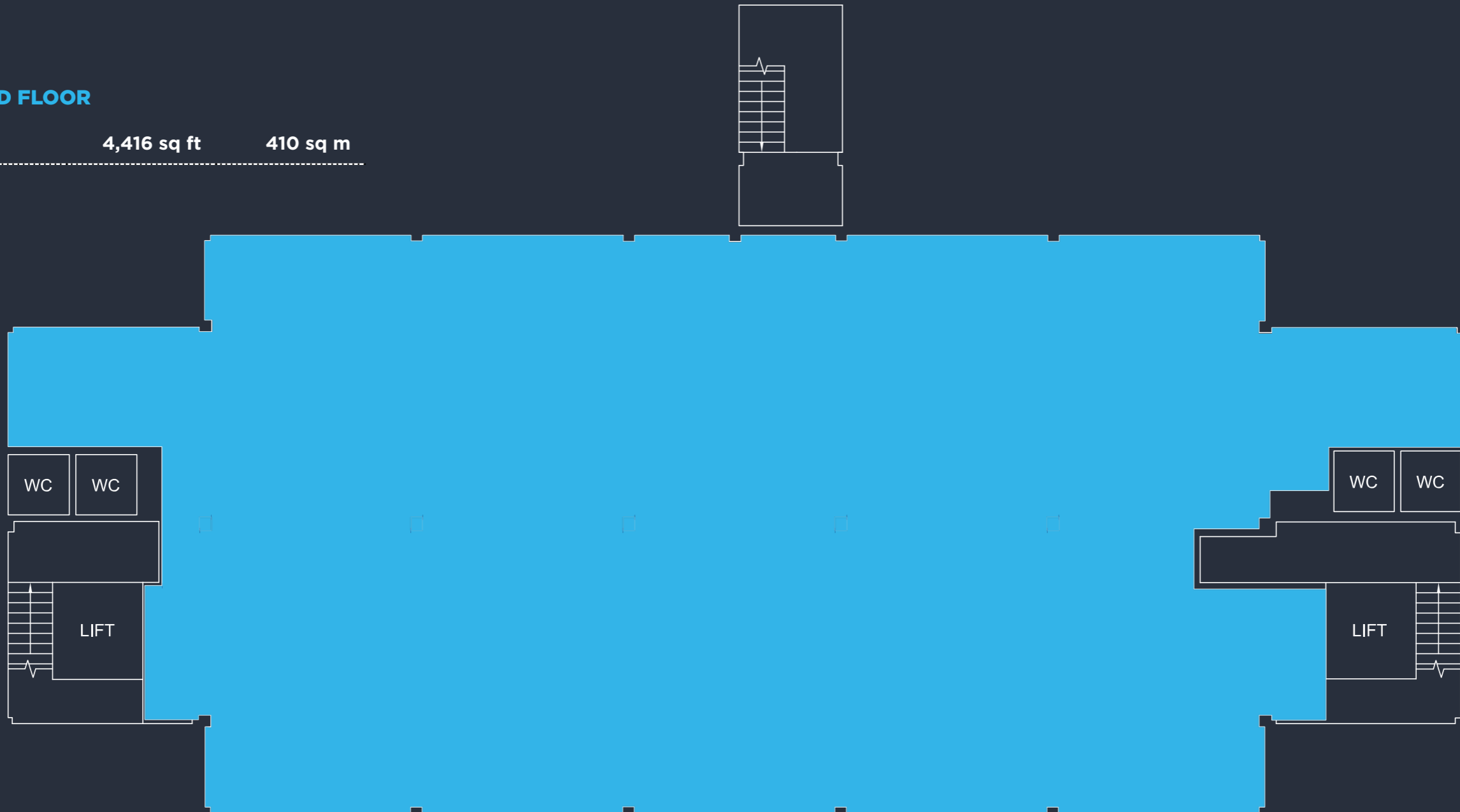
| | | |
|--------|-------------|----------|
| Second | 4,416 sq ft | 410 sq m |
|--------|-------------|----------|





SECOND FLOOR

Second 4,416 sq ft 410 sq m





AXIS BETA

AXIS BETA ALMONDSBURY | BRISTOL | BS32 4JT

RENT

Rent upon application from the joint agents.

TERMS

The suite is offered on the basis of a new effectively full and repairing and insuring lease (by way of a service charge) for a term to be agreed.

BUSINESS RATES

Interested parties should make their own enquiries to the Local Authority.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The second floor has an EPC rating of D (98).

LEGAL COSTS

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

FURTHER INFORMATION

For further information please contact the joint agents:

Avison Young
Paul Williams
0117 988 5301
paul.williams@avisonyoung.com

Colliers International
James Preece
0117 917 2047
james.preece@colliers.com

Alfie Passingham
0117 917 2080
alfie.passingham@colliers.com

**AVISON
YOUNG**

0117 984 2400
avisonyoung.co.uk/12364

**Colliers
INTERNATIONAL**

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT. (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.