

2630 Aztec West, North Bristol, BS32 4GQ

ON THE
INSTRUCTIONS OF
RHEINMETALL

2nd floor - 4,388 - 20,010 sq ft with up to 74 car parking spaces

24/7 onsite building management within a premises operated to a high standard of security



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LOCATION - BS32 4GQ

Building 2630 is prominently located at the front of Aztec West Business Park, renowned as Bristol's Premier out-of-town park.

Aztec West is adjacent to the M4/M5 interchange offering excellent motorway access, 6.5 miles south of Bristol City Centre and 2.5 miles from Bristol Parkway train station.

Description

2630 Aztec West offers open plan office accommodation arranged over ground, first and second floors. The building benefits from the following specification:

- VRF air conditioning and mechanical fresh air.
- Excellent floor to ceiling height and natural lighting.
- Two x 10 person DDA compliant passenger lift.
- Impressive central atrium with feature staircase.
- Generous parking provision of 1 car space per 274 sq ft.

Body

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)	Car parking
Whole 2 nd floor	20,110 sq ft	1,868 sq m	74 spaces

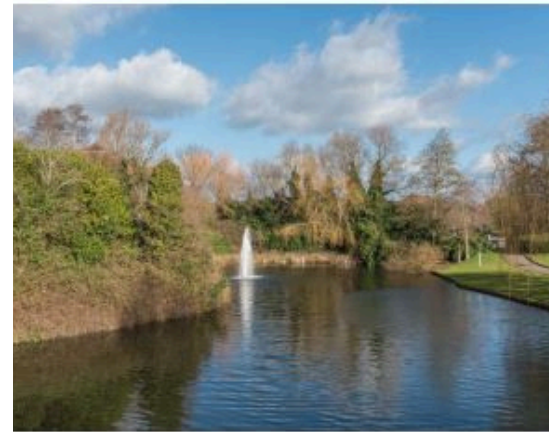
A break down of potential subdivision floor areas included below.

Tenure

The offices available via a new lease term direct from the landlord for a term of years to be agreed.

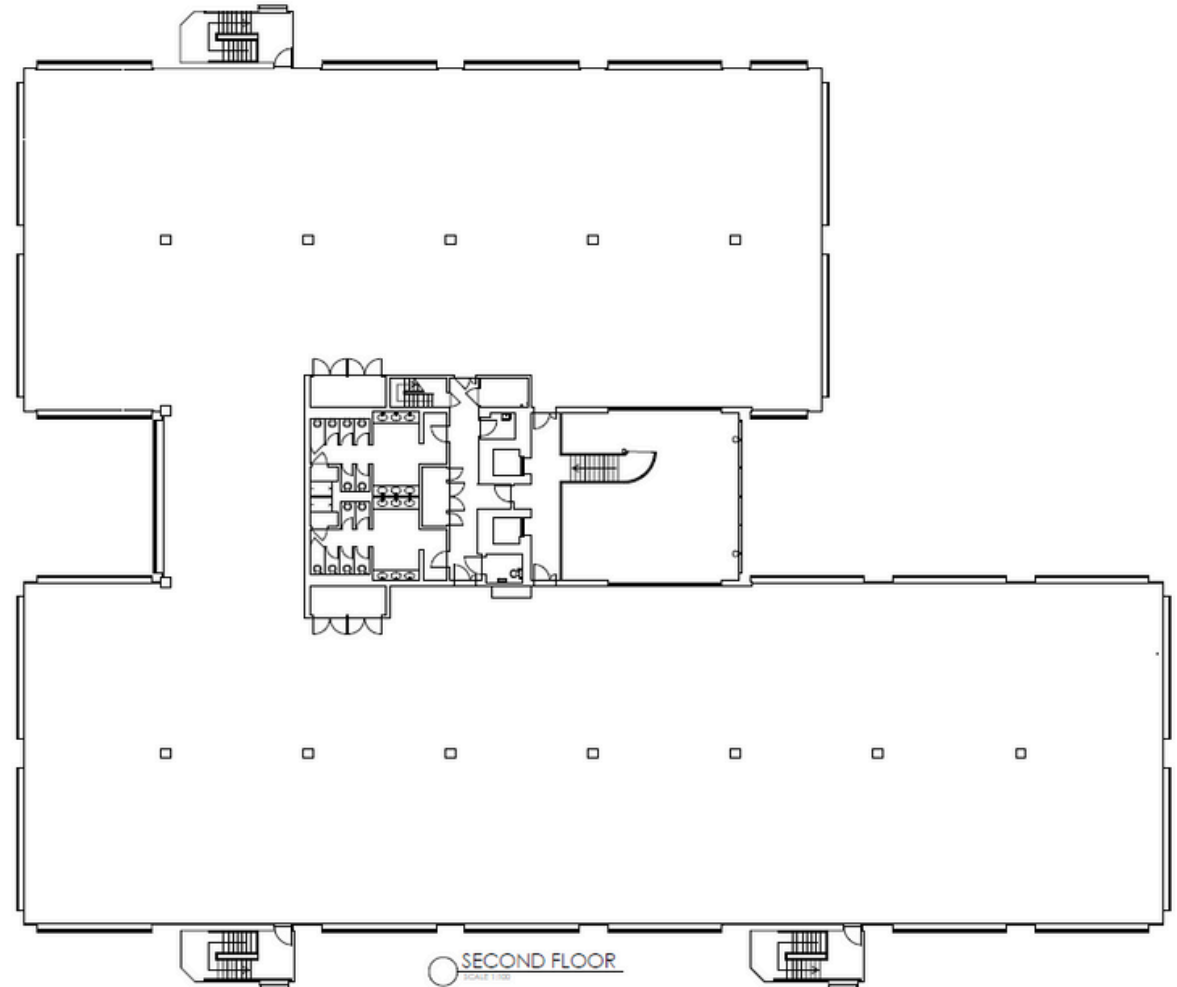
Quoting Rent & Service Charge

Upon Application to the sole agents.



Potential 2nd floor subdivisions

Option	Area (Sq ft)	Area (Sq M)
Whole 2 nd floor	20,110 sq ft	1,868 sq m
Option A	12,148 sq ft	1,128 sq m
Option B	7,000 sq ft	650 sq m
Option C	5,741 sq ft	533 sq m
Option D	4,388 sq ft	408 sq m



Key Local Occupiers

- MOD



- Atkins Realis



- St James Place



- Rheinmetall



- BAE Systems

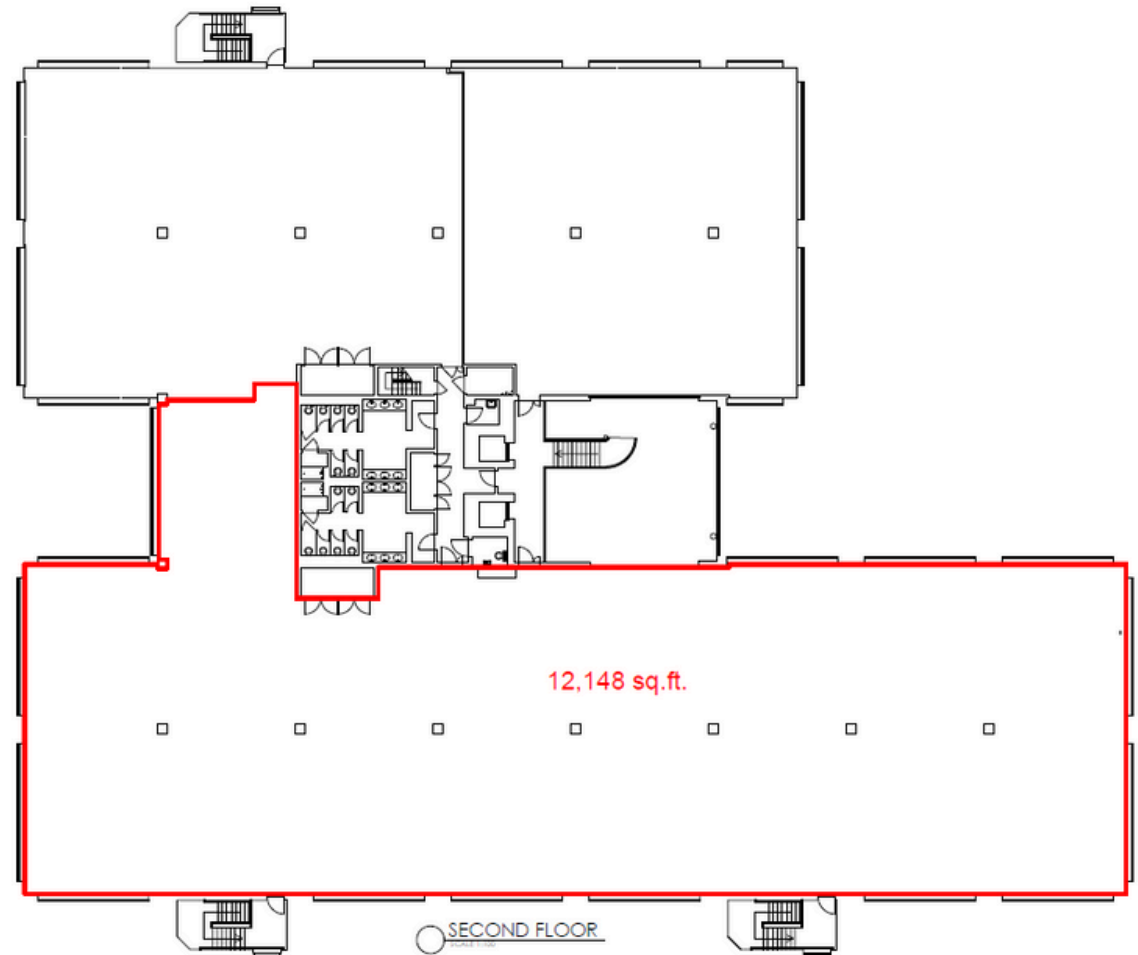


- GKN Aerospace



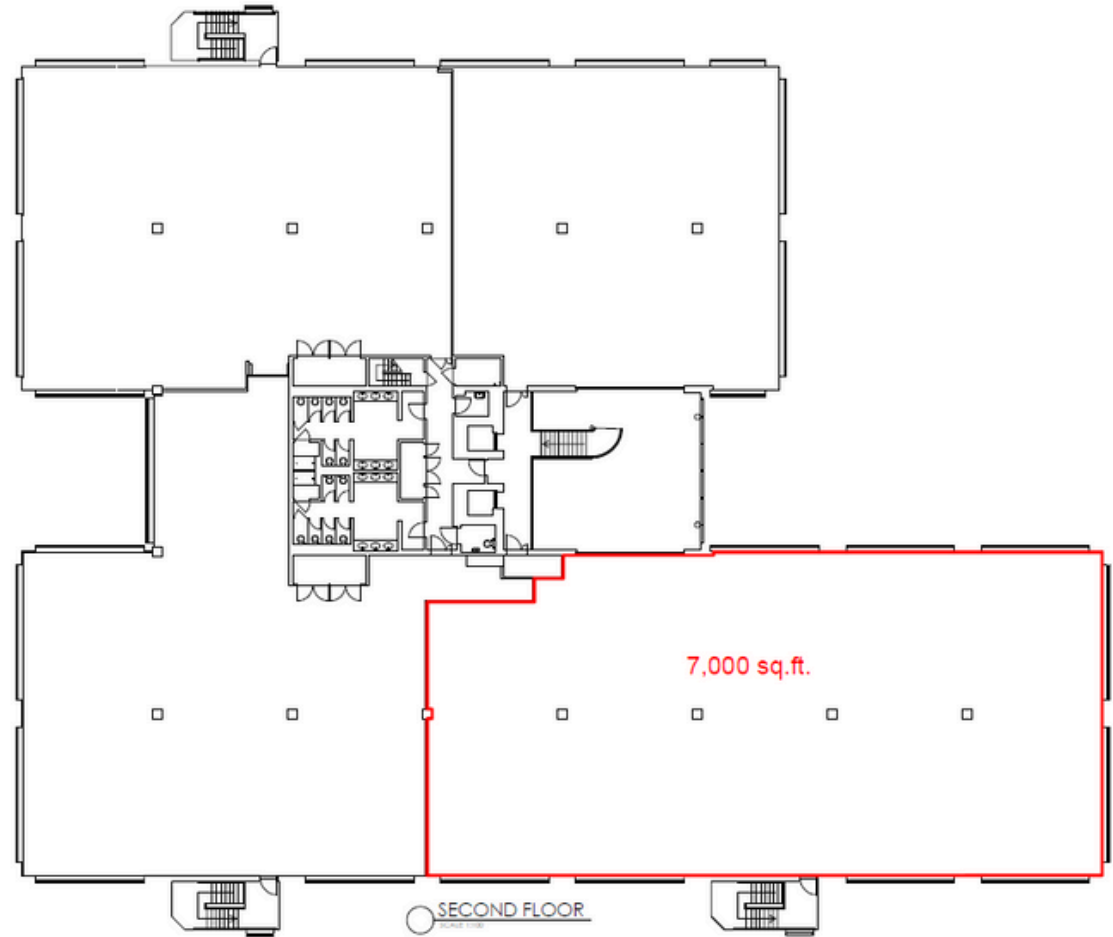
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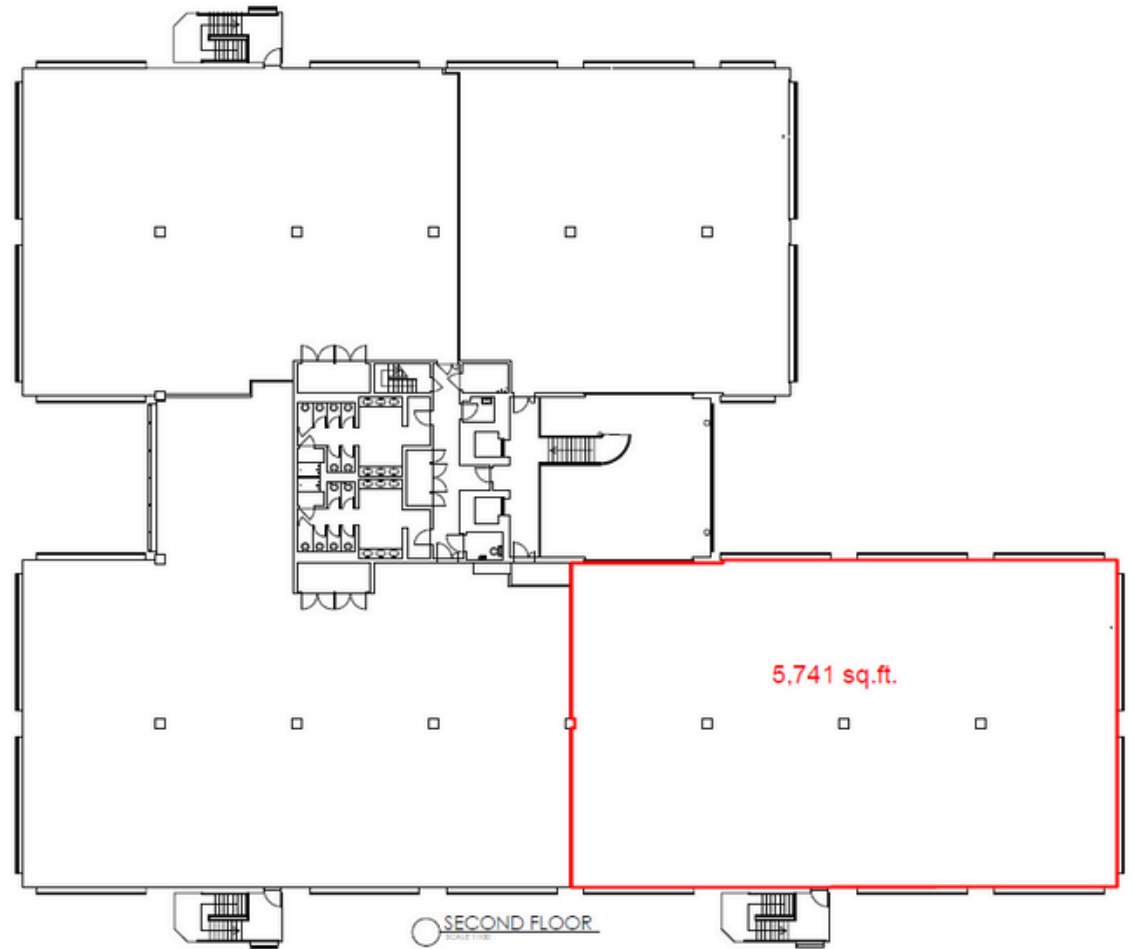
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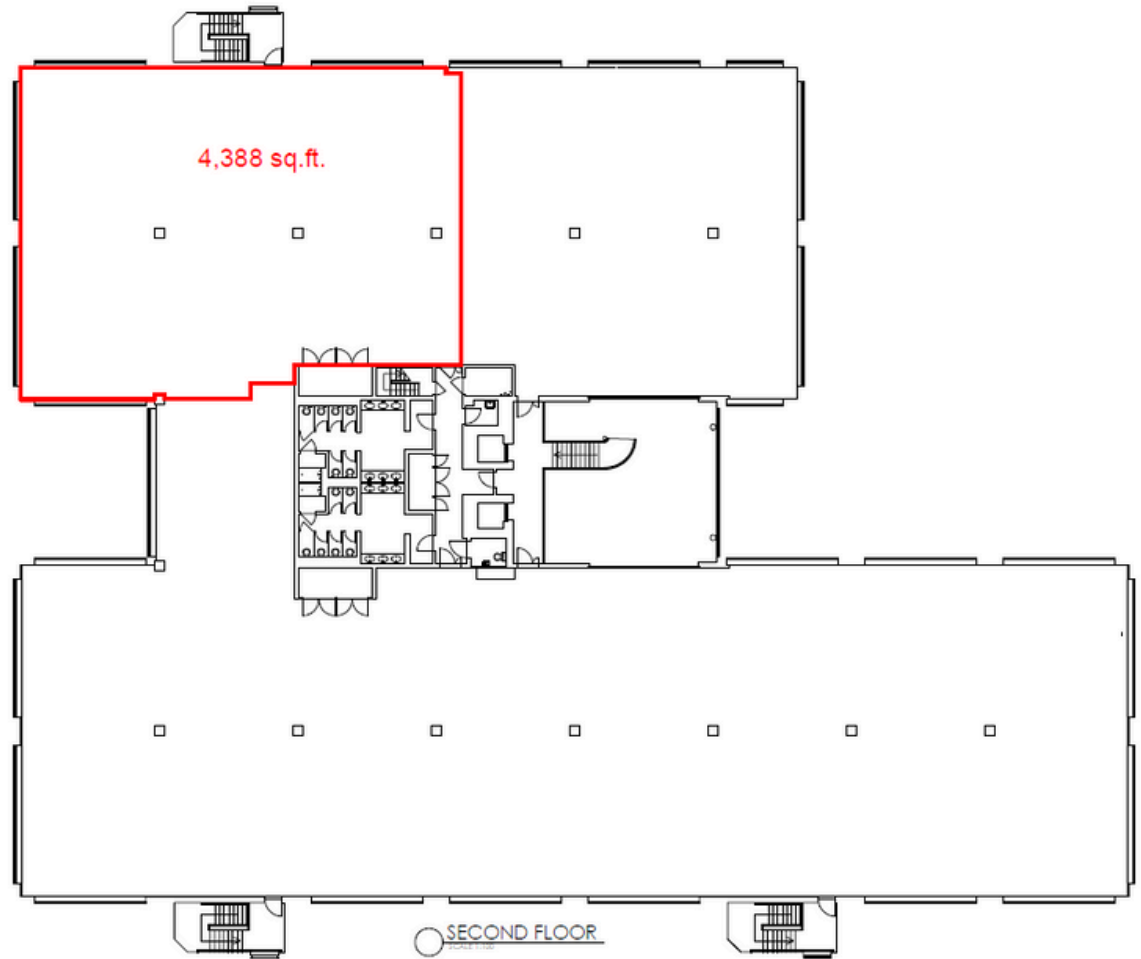
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Example of 1st floor fit out.
2nd floor has been refurbished to a similar specification (not including furniture).



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Business Rates

Rateable value 2nd floor - £341,201
Rates payable - £186,295 per annum (£9.26 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use

Use Class E commercial (formerly B1 Offices).

EPC

B35

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.



CONTACT

For further information please contact:

Harry Allen
hralen@savills.com
07807 999 440

Sam Williams
sam.j.williams@savills.com
07811 762 491



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