

THE AZTEC CENTRE

AZTEC WEST BUSINESS PARK

REFURBISHED SECOND FLOOR
9,323 - 19,312 SQ FT
AVAILABLE NOW TO LET



On Bristol's Premier Business Park



Refurbished Second Floor South Wing June 2020

SECOND FLOOR NOW AVAILABLE TO LET

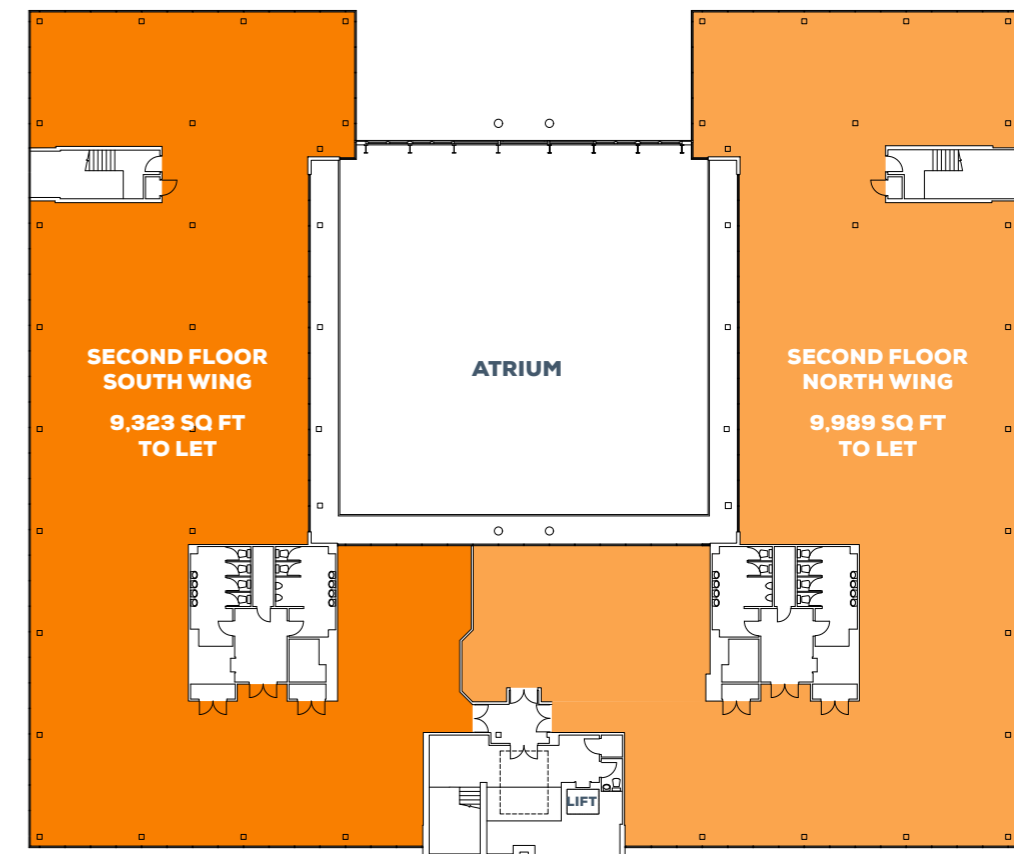


HIGH QUALITY REFURBISHED OFFICE SPACE FROM 9,323 - 19,312 SQ FT WITH OUTSTANDING VIEWS

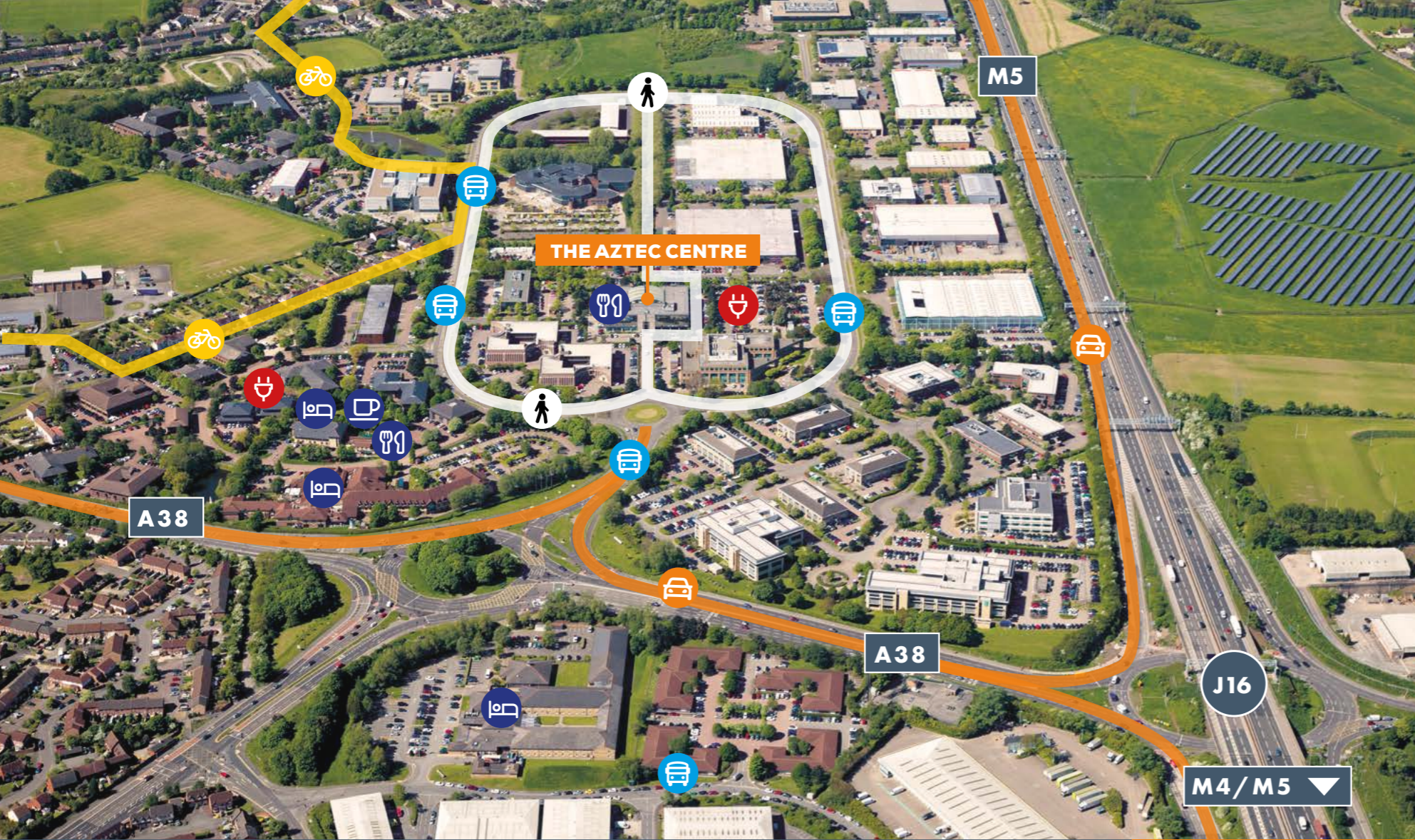
Second floor office specification

- Open plan floor plates with excellent natural light
- New metal tiled suspended ceiling
- New LED lighting
- New VRF air conditioning
- Full access raised floor
- Fully refurbished male and female WCs
- Shower facilities
- Balcony access to atrium
- Passenger lift
- EPC A rating

The space has allocated on-site parking based on a ratio of 1:250 sq ft.



REFURBISHED SECOND FLOOR TOTAL AREA 19,312 SQ FT



THE AZTEC CENTRE IS LOCATED AT THE FOREFRONT OF AZTEC WEST, BRISTOL'S PREMIER BUSINESS PARK

Aztec West is Bristol's leading out of town office park, which offers a wide range of on-site amenities with staff health and wellbeing in mind.

The Aztec Centre

The Aztec Centre is the park's community hub where you will find a large open plan atrium within which to eat, drink or just relax. It includes a McColl's convenience store and newsagent, The Medical Healthcare Centre and a coffee shop. Car charging points and Metro bus stops are close at hand.

Food and Drink

There are a number of places to eat and drink in Aztec West, whether it is getting lunch at the Curious Kitchen or something more informal at the Black Sheep Bar and Kitchen.

Hotels

There are a good selection of hotels on, and in the vicinity of Aztec West including The Lodge at Bristol, Aztec Hotel and Spa and DoubleTree by Hilton Bristol North.








Health & Fitness

Aztec West provides a 1 mile loop around the park, for those who want to get away from their desk at lunchtime, with pathways around the lake. It is a great way to keep fit or just relax.

Childcare

There are a range of nurseries and pre-schools located within 1 mile of Aztec West including Mama Bears, Busy Bees and Happy Days.

Aztec Spa Health and Fitness Club provides access to a swimming pool and state of the art facilities and equipment, as well as a full timetable of fitness classes.

-  **Easy access to the M5**
-  **Part of the National Cycle Network**
-  **Regular bus stops around the park**
-  **Food and drink**
-  **Dedicated footpaths**
-  **Car charging points**
-  **Nearby hotels**

NORTH TO M4/M5 INTERCHANGE



A PRIME LOCATION

The Park is conveniently located next to Junction 16 of the M5 and just 1 mile from the M4/M5 Interchange giving great access to the national road network.

Drive times from Aztec West

Bristol city centre is 7.5 miles to the South West via the A38.

Cribbs Causeway	9 mins
Bristol	22 mins
Cardiff	50 mins
Bath	45 mins
Exeter	1 hr 20 mins
Reading	1 hr 26 mins
Birmingham	1 hr 32 mins
London	2 hrs 30 mins

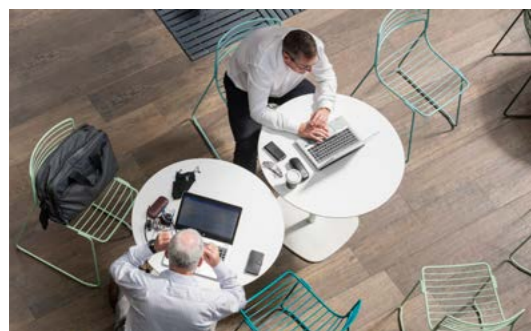
Train times from Bristol Parkway

Bristol Parkway is just 3 miles away and provides a direct mainline service to London.

Cardiff	36 mins
Reading	50 mins
Birmingham	1 hr 08 mins
Exeter	1 hr 09 mins
London	1 hr 15 mins

Buses

The Aztec Centre is served by numerous bus routes including M1 bus route that goes from Cribbs Causeway to the city centre via Bristol Parkway Railway Station, and includes several stops on Aztec West. For further travel information please visit www.travelwest.info



SAT NAV: BS32 4TD

Tenure

The offices are available on a new effective full repairing & insuring lease by way of a service charge for a term to be agreed. Service charge details are available from the agents.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Rent

On application.

Business Rates

Interested parties are advised to make their own enquiries with the local billing authority as to the exact rates liability for the suite.

Service Charge

A service charge will be applicable.

EPC

The Aztec Centre has an energy performance rating of A.

Anti-Money Laundering

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VIEWING

Please contact the joint sole agents for further information or to make arrangements to view.

CBRE

**Knight
Frank**

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