



**Unit
1335**

4,471 sq ft

**Unit
1330**

4,379 sq ft

**Unit
1375**

5,550 sq ft

1300

Park Avenue Aztec West

Bristol BS32 4RX

To Let Warehouse /
Industrial Units
on the South West's
Premier Business Park

Available Q1 2024

4,379 – 8,850 sq ft
(407 - 822 sq m)

To be fully refurbished

1300

**Park Avenue
Aztec West**



**AZTEC
CENTRE**

YODEL



**M4/M5
Interchange**



West to
Wales

North to
Birmingham

M4

ATKINS

babcock

lodge at bristol

**AZTEC
HOTEL & SPA**

M5

M4

East to
London

HSS Hire

SHINER

J16

A38

Park Avenue

South
to Exeter

M5

**national
highways**

NOKIA



Aztec West - A High Profile Business Park Location

Aztec West is the South West's most prominent and high profile business park location, it benefits from a highly prominent strategic situation, lying adjacent to J.16 of the M5 and 1 mile South of the M4/M5 interchange, which provides links to the national motorway network.

The A38 also links directly to the park providing a route to the city centre approximately 8 miles to the south.

Aztec West - The South West's Premier Business Park

A mature landscaped
business park with a wide
range of amenities



Aztec Hotel & Spa
11 Minutes



Black Sheep Pub
11 Minutes



Beautiful Lakes
2 Minutes



Aztec Centre Shops
8 Minutes



Aztec Centre Cafe
8 Minutes

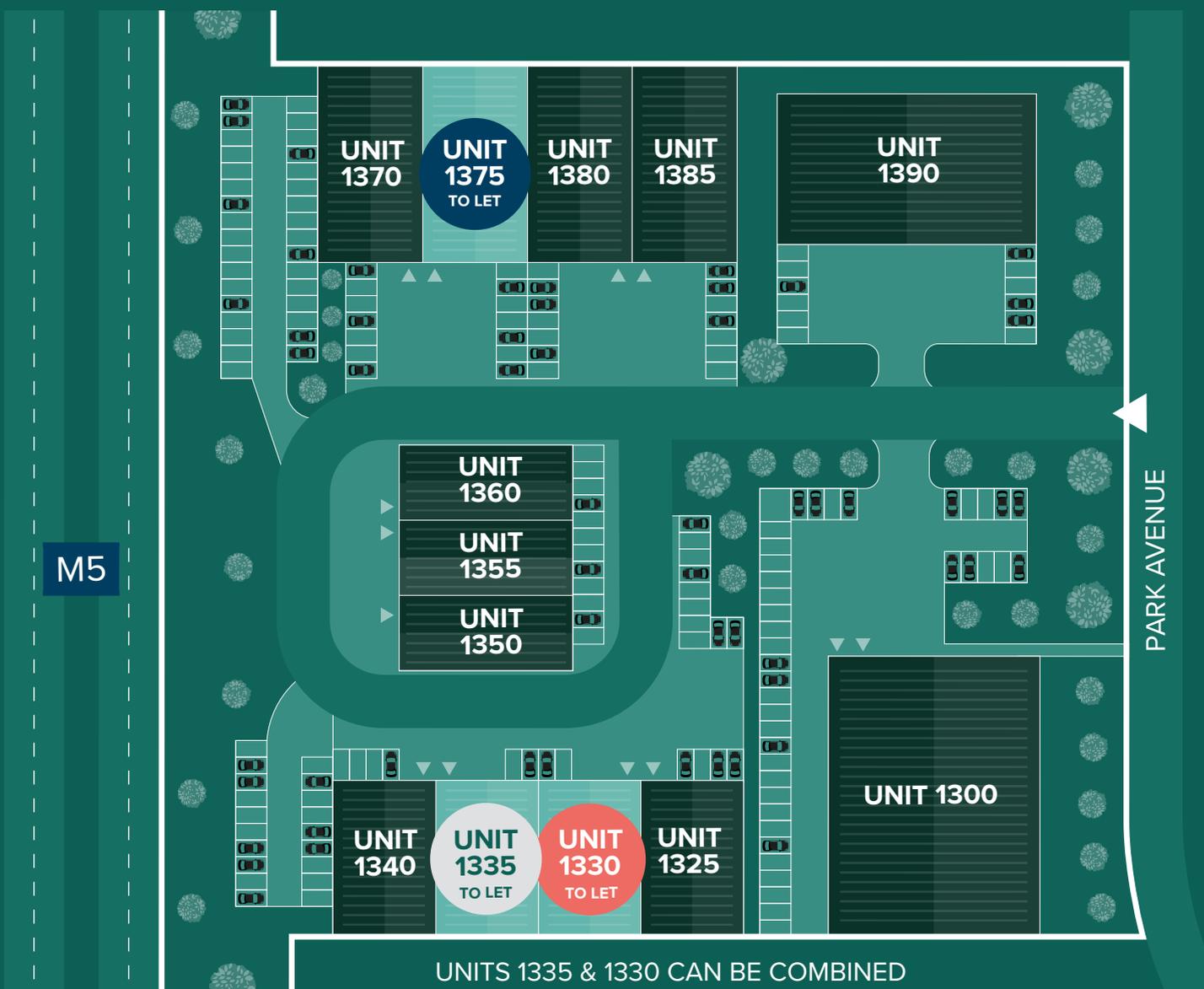
Aztec West 1300 Industrial Units

The industrial units are of steel portal frame construction with brick and profiled steel clad elevations under profiled steel clad roofs with integrated roof lights.

Typically these modern, terraced units benefit from designated loading areas and generous car parking. Internally, the units provide a range of eaves heights of between 5.80m and 6.20m and house both ground and first floor office accommodation.



Typical post refurbishment internal



1300 Estate Occupiers



Choose the space you need

Unit 1330

4,379
Sq ft

Unit 1335

4,471
Sq ft

Units
1330 & 1335
Combined

8,850
Sq ft

Unit 1375

5,550
Sq ft



1330



1335



1375



Specification



Up To 6.2m Eaves Height



Electric Roller Shutter Doors



Two Storey Office Accommodation



Designated Car Parking



Designated Loading Areas

Accommodation

Unit	Warehouse	GF Offices	FF Offices	Total (SQ FT)	Total(SQ M)	Availability
Unit 1330	3,020	675	684	4,379	407	April 2023
Unit 1335	3,789	-	682	4,471	415	April 2023
Unit 1375	4,180	685	685	5,550	515	March 2022

* Adjoining Units 1335 & 1330 can be combined to form a 8,850 sq ft (822 sq m) unit



Premier Business Park Location

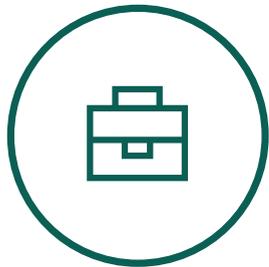
Sat Nav: BS32 4RX
 ///snowy.sensible.hazelnuts
 www.what3words.com

Road

Location	Miles	Time
M5 Junction 16	0.3	1 min
M4/M5 Interchange	1	2 mins
Bristol Airport	14	30 mins
Birmingham	80	1hr 28 mins
London	116	2hrs

Train

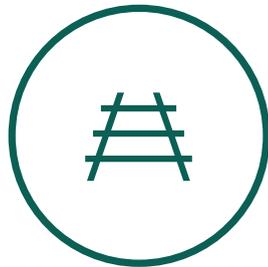
From Bristol Parkway Station	Time
Bristol Temple Meads	10 mins
Birmingham New Street	1hr 17 mins
London Paddington	1hr 29 mins



On the established
Aztec West Business Park



Prime logistic /
distribution location



2.5 Miles to Bristol
Parkway Railway Station



Close proximity
to J16 M5



Excellent Access to
M4/M5 Interchange



A38 provides direct link
to Bristol city centre

1300 Park Avenue Aztec West

EPC

Upon Application.

RENT

Upon Application.

TERMS

The units are available by way of new leases on terms to be agreed.

ESTATE CHARGE

An Estate Charge is applied for the up keep of the estate. Further information is available upon request.

ANTI MONEY LAUNDERING

Any successful lessee will be required to provide the necessary information to satisfy the AML requirements.

PLANNING

We understand the property benefits from E (Light Industrial), and B8 (Storage and Distribution) use.

FURTHER INFORMATION

Further information is available from the joint agents.



Ed Rohleder

Ed.Rohleder@knightfrank.com
07775 115 969

Russell Crofts

Russell.Crofts@knightfrank.com
07990 707 723



Josh Gunn

josh.gunn@realestate.bnpparibas
07826 889 595

Luke Whitmarsh

luke.whitmarsh@realestate.bnpparibas
07501 611 862

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