



To let

2410 Aztec West
Almondsbury, Bristol, BS32 4AQ

Key points

- Prominent HQ building
- Situated on Bristol's Premier Business Park
- Excellent car parking ratio of 1:196 sq ft
- Strong transport links

Accommodation

- First - 11,209 sq ft
- Ground - 10,703 sq ft
- Reception - 431 sq ft

Total 22,343 sq ft

Location

2410 Aztec West is located at the entrance of the most recent phase on Aztec West, one of Bristol's premier business parks located in North Bristol. The position on the park offers occupiers a prominent HQ building.

Aztec West is located adjacent to Junction 16 of the M5 Motorway and within one mile of the M4/M5 interchange providing direct road access to London, South Wales and the South West and the Midlands. Aztec West is also located 7 miles from Bristol city centre. Bristol Parkway railway station is located less than 3 miles from the property offering high speed services to London Paddington and other major UK destinations.

Occupiers on Aztec West benefit from nearby amenities including The Black Sheep café and pub, the Aztec Hotel & Spa and Morrisons Daily.



Description

2410 Aztec West is a purpose built detached office building arranged over ground and an upper floor. The building provides flexible, open plan office accommodation across regular floorplates wrapping around a central atrium and is serviced by a large central staircase from a dedicated building reception.

The specification of the available space includes; suspended ceilings with LED lighting, carpeted full access raised floors, VRF air conditioning and heating, passenger lift, WCs, showers and an excellent car parking ratio of 1:196 sq ft. The property benefits from good natural light from all elevations with double glazed windows.

EPC B (38)



Key contacts



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated 14 Feb 2024. Photographs dated 01 Jan 2024.

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