



TO LET

5,847 – 27,692 sq.ft
(543 – 2,572 sq.m.)

Grade A offices within landmark building



THE HUB IS A
LANDMARK BUILDING,
FRONTING ONTO PARK AVENUE.
THE BUILDING BENEFITS FROM
A FULL HEIGHT ATRIUM OFFERING
AN IMPRESSIVE RECEPTION AREA
AND OFFERS A RANGE OF ONSITE
FACILITIES INCLUDING COFFEE
SHOP, RESTAURANT,
BIKE FACILITIES, SHOWERS
AND DRYING ROOM.

LOCATION

The offices are located on Aztec West, Bristol's premier Business Park. Occupiers on the Park benefit from a number of excellent amenities including The Aztec Hotel and Spa, Starbucks Coffee House and the Aztec Centre. Further shopping facilities are located at the Mall Cribbs Causeway and the Willow Brook Centre in Bradley Stoke.

Aztec West is located south of the M4/M5 interchange within half a mile from junction 16 of the M5. There is access via the M4/M32 and A38 to Bristol City Centre, approximately 7 miles to the south.

Bristol Parkway railway station is located less than 3 miles to the south east of the Business Park providing regular services to major UK stations.

SPECIFICATION

The building benefits from the following high specification;

- Chilled beam cooling and heating
- Raised floors
- LG7 lighting
- Kitchen facilities
- Some meeting rooms
- Server room
- Shower and changing facilities
- Restaurant and coffee shop
- Composter for environmental waste disposal
- On site Facilities Management
- On site car parking

ACCOMMODATION

The premises comprise the following approximate net internal areas (measured in accordance with the RICS Code of Measuring Practice).

Floor Areas	Sq.ft.	Sq.m.
Ground Floor	9,250	860
Ground Floor	5,847	543
First Floor	12,595	1,170
Total Floor Area	27,692	2,572

The space is currently furnished and furniture can be included to offer a plug & play option.

VAT

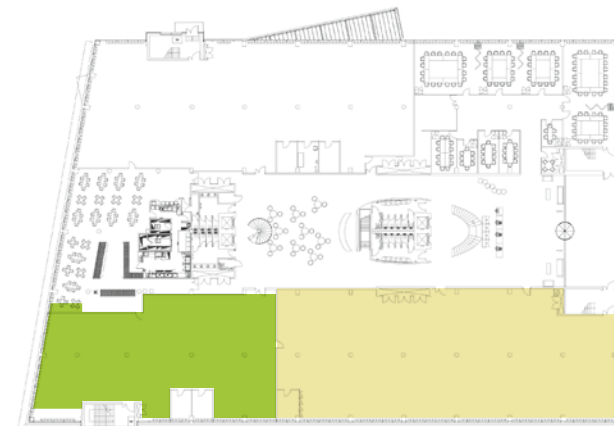
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

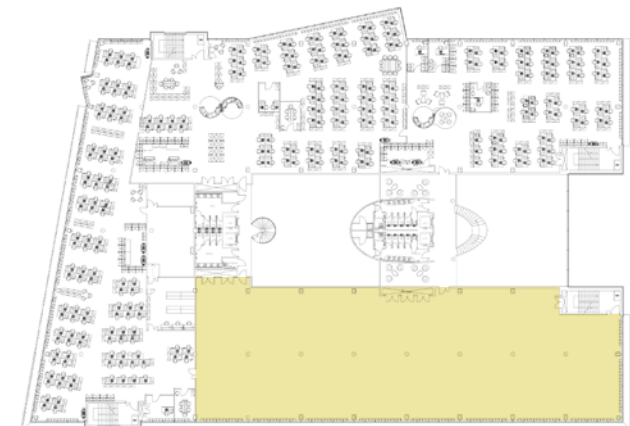
Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

Available on flexible lease terms at competitive rents.



Ground Floor



First Floor

- 1 The Aztec Centre
 - 2 Aztec Hotel & Spa
 - 3 Starbucks
 - 4 Hilton Hotel
 - 5 RAC
 - 6 Rolls Royce
 - 7 Airbus
 - 8 BAE Systems
 - 9 The Aviva Centre
 - 10 MOD Abbeywood
 - 11 UWE
- Bus/Cycle routes



FURTHER INFORMATION

Viewing by appointment with the sole agent.

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. LSH.

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