

HIGH QUALITY, OPEN PLAN OFFICE - FULLY FITTED - 2,430 SQ FT (225.75 SQ M)

1ST FLOOR, 190 AZTEC WEST, PARK AVENUE, BRISTOL, BS32 4TP



HIGH QUALITY OPEN PLAN OFFICE FULLY FITTED & READY FOR OCCUPATION



The property is located on Aztec West, which is Bristol's premier business park and benefits from a range of amenities including a 4 star hotel & spa, a convenience store, newsagents and The Black Sheep coffee shop.

The property is located just off the M5 at junction 16 with the M4/M5 interchange close by, offering easy access to the national motorway network. Bristol city centre lies approximately 9.5 miles to the south.

190 Aztec West is an attractive building providing accommodation over ground and first floors.

The building is configured with a central reception / core to the front with WC's and shower facilities, together with passenger lift and stairs leading to the first floor.

Internally the office provides open plan accommodation which is light and airy and is currently fitted with a high specification kitchen / break out area, two glazed office rooms, and a further partitioned meeting room. The property is offered fully fitted with furniture and is ready to occupy immediately!





WELCOME TO190 AZTEC WEST

The communal parts have recently been refurbished to provide a fresh and contemporary welcome into the building.



FULLY FURNISHED



COMMUNAL MALE, FEMALE, AND ACCESSIBLE WCS



AIR CONDITIONED OPEN PLAN SUITE



STRATEGICALLY LOCATED FOR ROAD AND RAIL LINKS



10 ALLOCATED CAR PARKING SPACES



SECURE BIKE STORAGE



PASSENGER LIFT



SHOWER FACILITIES



EXCELLENT NATURAL LIGHT & OPENABLE WINDOWS



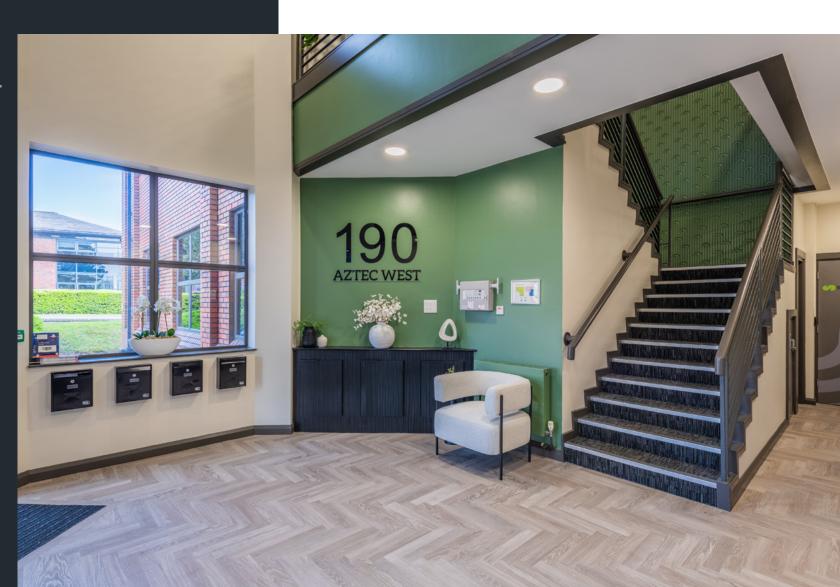
FITTED, GLAZED MEETING ROOMS



NEW LED LIGHTING



FITTED KITCHEN AND BREAK OUT AREA

















CURRENT AVAILABILITY

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of the following:

Floor	Area (Sq M)	Area (Sq Ft)
First Floor	225.75	2,430



TERMS

The available space is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

RENT

£22.00 per sq ft pax.

BUSINESS RATES

In accordance with the Valuation Office Agency website the property has the following designation:Rateable Value: £45,750
Rates Payable (2024/2025): £22,821.25

VAT

The building is elected for VAT and therefore VAT is payable on all prices.

EPC

Rating B (45).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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