

FULLY FITTED HQ Office Building

155 Aztec West, North Bristol BS32 4UB

10,050 - 21,305 ft² (934 - 1,979 m²) + 109 Parking Spaces

BREEM 'Very Good'
EPC B



Summary

- Modern HQ office building in a prime location with 109 car parking spaces.
- Use class E includes, offices, retail, research, medical or leisure.
- Available fully fitted offering a 'Plug and Play' solution.
- Property substantially refurbished at a cost of £1.64m.
- Site area of 1.21 acres.

Location - BS32 4UB

155 Aztec West is situated on Bristol's most prestigious business park, extending to 158 acres. The park is adjacent to the M4/M5 interchange offering excellent motorway access. Bristol Parkway train station is an 8 minute drive away offering direct connections to London Paddington in 1 hr 13 minutes.

North Bristol attracts a range of occupiers in aerospace, engineering, house building, banking, including: MoD, Airbus, Rolls Royce, Rheinmetall, Atkins, Barrett Homes and BAE.

Floor Area

Floor	Area ft ²	Area m ²
1 st Floor	10,701	994
Ground Floor	10,050	934
Reception	554	52
Total	21,305 ft²	1,980 m²

Viewing & Further Information

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Description

155 Aztec West provides modern office open plan accommodation. The building is available with existing fit out therefore providing an fully fitted solution. The building benefits from the following:

- Fully fitted with desks, meeting rooms, kitchen, breakout space and shower/ changing facilities.
- VRF heating and cooling.
- Raised access floors & LED lighting.
- High quality WCs and shower block.

Parking

109 car parking spaces at an excellent ratio of 1:195 sq ft.

Tenure

Available by way of lease assignment or via a new sublease of the whole or floor by floor basis, expiring November 2031.

Consideration, may be given to a sale of the freehold interest, with vacant possession.

Further information upon application.

Passing Rent

£400,634 per annum (£19.04 per sq ft).

Business Rates

Rateable value 2023/24: £400,000

Rates payable - £9.61 sq ft (£204,741 per annum).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.



155 Aztec West - Overview

The building is arranged across ground and 1st floor along with a 500 sq ft dedicated reception on a 1.21 acre site. The building comprises 21,305 sq ft and 109 car parking spaces a ratio of 1: 191 sq ft. The building is available fully fitted with existing fit out to include work stations, meeting rooms, breakout spaces and furnished reception. Additionally a dedicated shower block located at ground floor level with secure bike parking located at the rear of the property.

Opportunity / Use Class

The building is available via a lease assignment of the whole building. A new sublease of the whole building or on a floor by floor basis.

The entire property is let for a term of 15 years from 4th November 2016, expiring 3rd November 2031, at a passing rent of £400,634 per annum (£19.04 per sq ft). There is a tenant option to break on 3rd November 2027.

Alternatively, the consideration will be given to purchase the freehold with vacant possession. The building falls under Use Class E, Commercial, Business and Service. Use Class E includes shops, offices, medical, Light industrial, creches and gyms.

VAT - The building is elected for VAT therefore will be applicable at the prevailing rate.

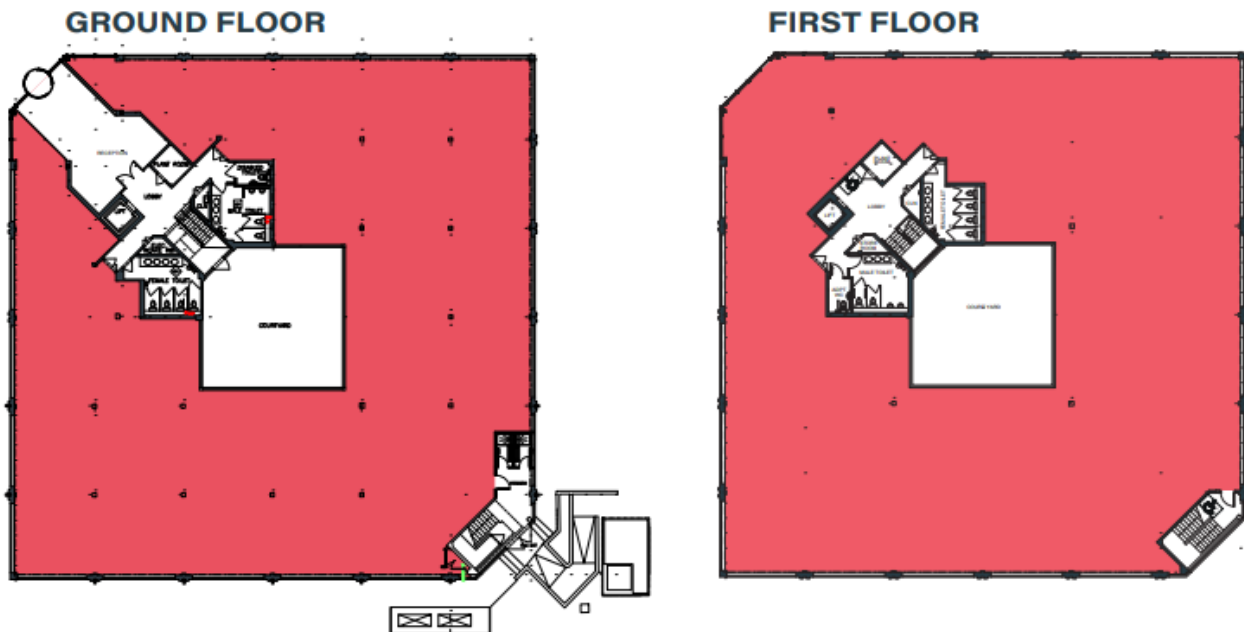
EPC - B42

Legal Costs - Each party to bear their own legal costs.

Further Information

For additional information or to arrange a viewing, please contact the sole agents Savills Bristol Office Agency Team.

Floor Plans



ACCOMMODATION

The property provides the following net internal floor areas:

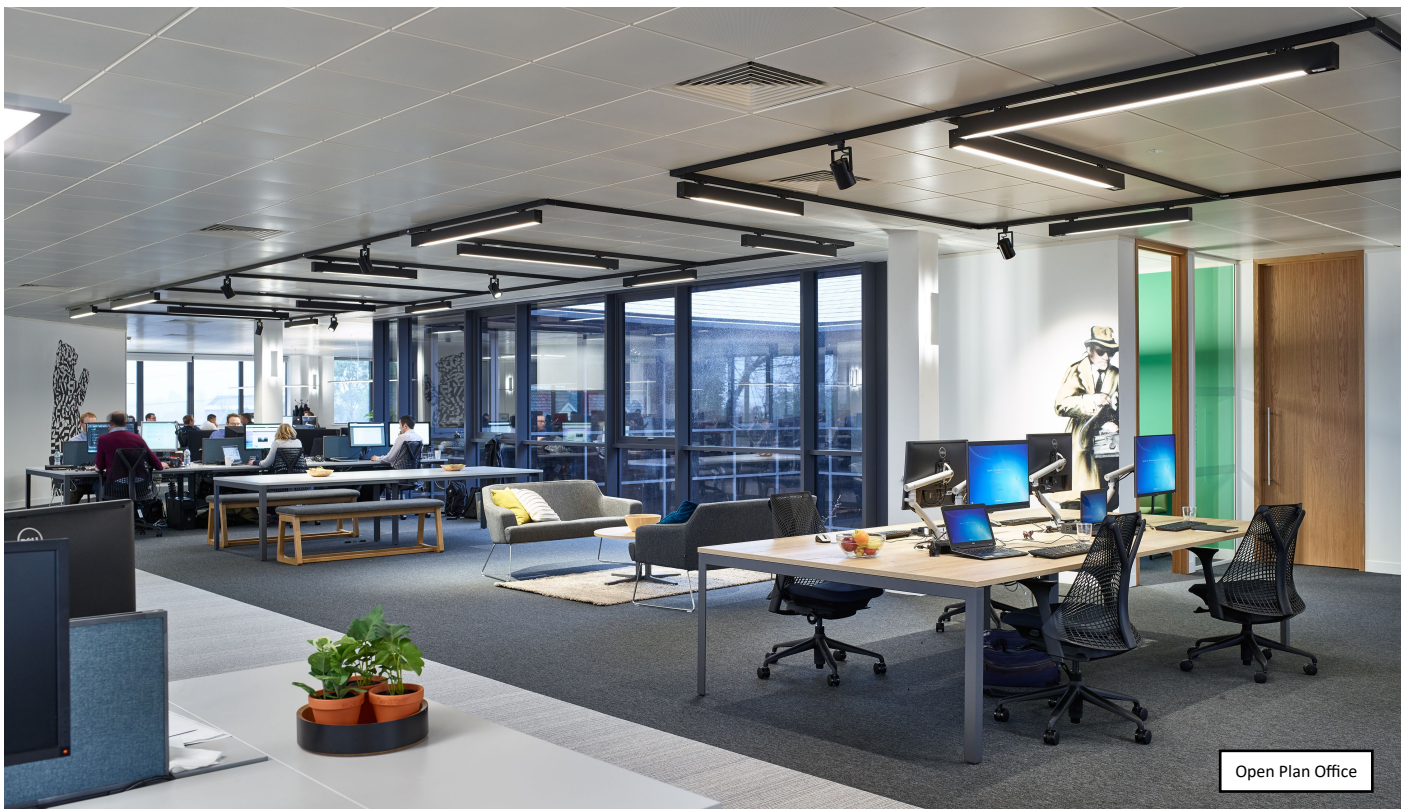
Floor	Use	NIA (sq ft)	NIA (sq m)
Ground	Reception	554	51.5
Ground	Offices	10,050	934.0
First	Offices	10,701	994.0
TOTAL		21,305	1,979.5

Immediate Building Surrounds



Building Location Map





Open Plan Office



Board Room

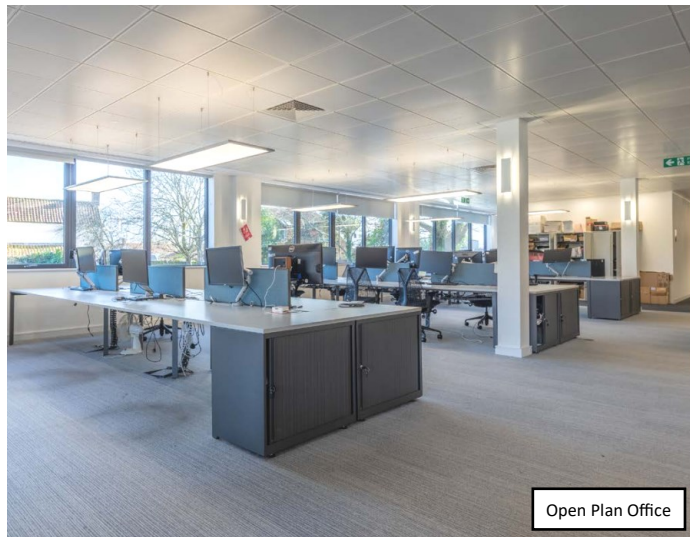


Kitchen seating



Collaboration Space

Existing Fit Out



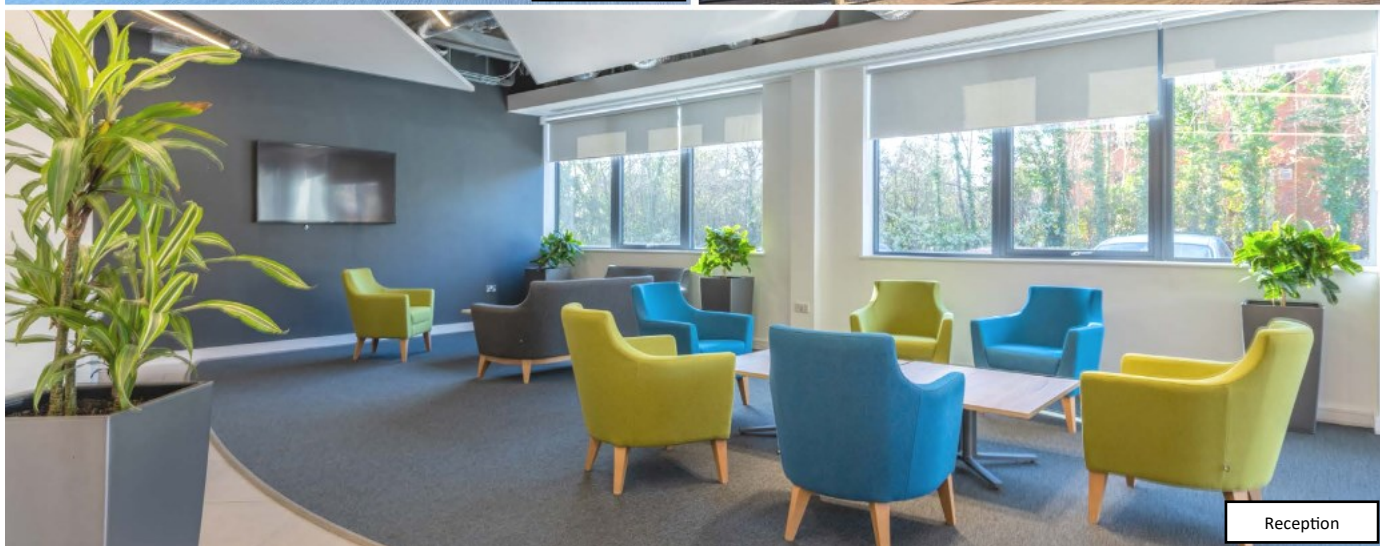
Open Plan Office



Kitchen breakout



Meeting room



Reception

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March 2024

