

# 1260

INDUSTRIAL / WAREHOUSE / DISTRIBUTION

TO LET FROM  
2,713 – 10,669 SQ FT

AVAILABLE  
MAY 2021

# 1290

Aztec West Business Park  
Bristol BS32 4SG

4 MODERN WAREHOUSE PREMISES WITH OFFICES



1260-1290

- > Close proximity to J16 M5
- > Bristol's Premier Business Park
- > Excellent Access to M4/M5 Interchange

# Key Features



Prime logistic / distribution location



Situated within the established Aztec West Business Park



M5 connects to M4 at Junction 20 (M4/M5 Interchange)



Quick access to Bristol city centre



Fast access to the M5 motorway

- > Various unit / size combinations possible
- > Offices at ground and first floor
- > Modern mid terrace warehouse / light industrial units
- > 6.00 to 6.50m eaves heights
- > All loading doors are to be replaced with new electric roller shutter doors.



# Description



Steel portal frame construction with brick elevations



Concrete floor and sliding sectional warehouse doors



Mains services including water, drainage & electricity



6.00 to 6.50m eaves heights



Units can be combined if required, please ask the agents for details

Unit No.	GIA		EPC Rating	Availability
1260	2,713 sq ft	(252.06 sq m)	1260 – D	May 2021
1270	3,172 sq ft	(294.69 sq m)	1270 – D	May 2021
1280	5,660 sq ft	(525.81 sq m)	1280 – C	May 2021
1290	5,009 sq ft	(465.38 sq m)	1290 – C	May 2021

All units have been measured on a Gross Internal Area (GIA) basis, in accordance with the RICS Code of Measuring Practice (6th edition). Subject to final measurement post refurbishment.



# Location



Located within Aztec West Business Park



Close proximity to J16 of the M5 motorway and the M4/M5 Interchange



Gloucester Road A38 provides direct link between Aztec West and Bristol city centre

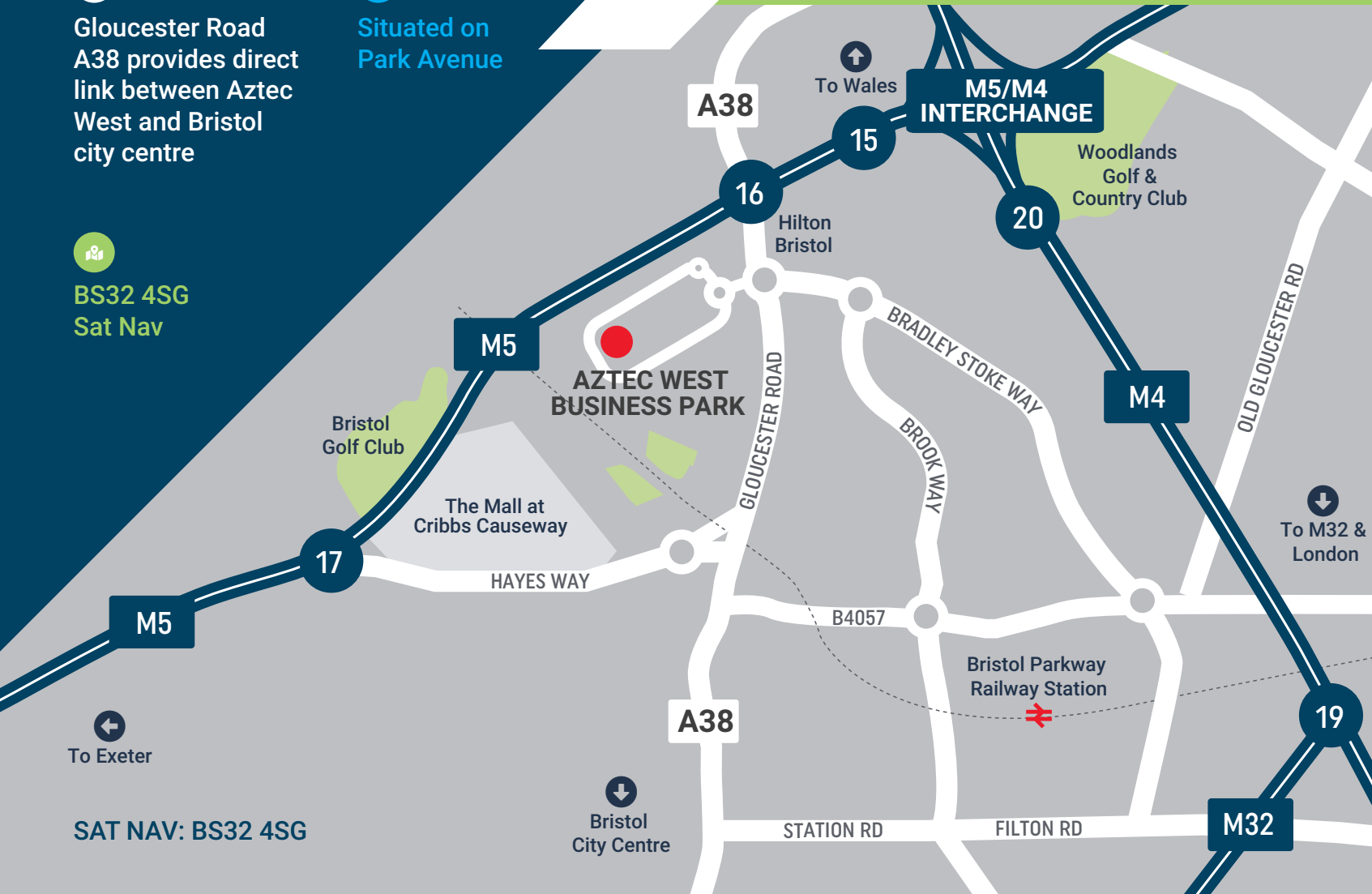


Situated on Park Avenue



BS32 4SG Sat Nav

CONNECTIVITY	DISTANCE	MINS
Junction 16 M5	0.8 miles	3 mins
M4/M5 Interchange	1.5 miles	5 mins
Bristol City Centre	10 miles	19 mins
Gloucester	28 miles	39 mins
Cardiff	37 miles	43 mins
Swindon	39 miles	45 mins
Birmingham	90 miles	1hr 25 mins



To Exeter

SAT NAV: BS32 4SG

Bristol City Centre

To M32 & London

# Additional Information

## Planning

The units would be suitable for Class B1 (Office & Light Industrial) or Class B8 (Storage & Distribution) subject to any necessary consents. Interested parties are advised to make their own enquiries with Bristol City Council (0117 922 2000).

## Business Rates

Interested parties are advised to make their own enquiries via [www.voa.gov.uk](http://www.voa.gov.uk) and Bristol City Council (0117 922 2000).

## Estate Service Charge

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of the estate.

## Tenure

The units are available by way of new Internal Repairing Insuring (IRI) lease, for a term of years to be agreed, subject to status.

## Rent

Upon application.

## VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

## Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

## Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## Viewings

For further information please contact the agents below:



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