

Aztec West 1300 Estate Bristol

Under refurbishment
Warehouse

4,405 - 14,408 sq ft (409 - 1,338 sq m)



0.5 miles south of M5 Junction 16



Up to 6.2 m eaves height



Electric roller shutters



Currently being refurbished



2-storey office accommodation



Designated car parking

Aztec West 1300 Estate

Aztec West, Park Avenue Bristol BS32 4RR



Description

The industrial units are of steel portal frame construction with brick and profiled steel clad elevations under profiled steel clad roofs with integrated roof lights. Typically these modern, terraced units benefit from designated loading areas and generous car parking. Internally, the units provide a range of eaves heights of between 5.80m and 6.20m and house both ground and first floor office accommodation.

Location

Aztec West is the South West's most prominent and high profile business park location, it benefits from a highly prominent strategic situation, lying adjacent to Junction 16 of the M5 and 1 mile South of the M4/M5 interchange, which provides links to the national motorway network. The A38 also links directly to the park providing a route to the city centre approximately 8 miles to the south.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

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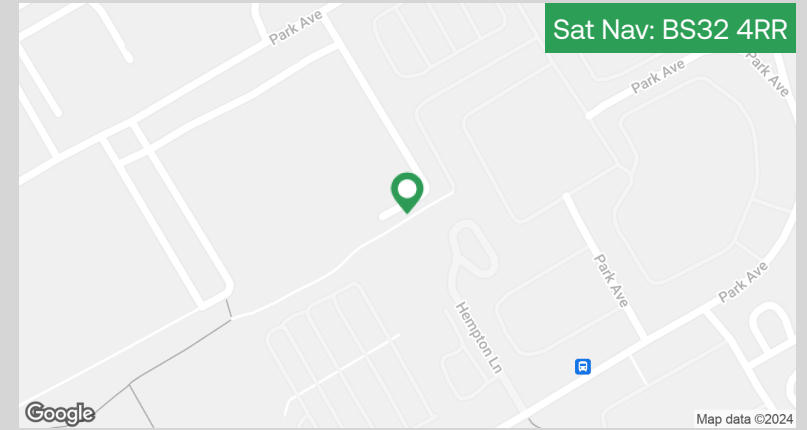
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
1330 - 1334	Warehouse	4,406	409	Immediately
1335 - 1339	Warehouse	4,405	409	Immediately
1375 - 1379	Warehouse	5,597	520	Immediately
Total		14,408	1,338	

Mileway