

TO LET

100 Aztec West, Park Avenue, Almondsbury, Bristol

**Hartnell
TaylorCook**



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LOCATION - BS32 4TT

Aztec West lies 5 miles north of Bristol city centre and is regarded as one of the premier office locations in the South West due to its immediate access onto the M4/M5 interchange.

The Park itself offers a range of amenities within the Aztec Centre and 100 Park Avenue enjoys particularly close proximity to the Starbucks and Aztec Hotel which is one of the best facilities for Park occupiers.

DESCRIPTION

100 Aztec West is situated on Park Avenue and comprises a two storey purpose built office building with prominent frontage to the main estate road.

The available accommodation is located on the part ground floor accessed from the main ground floor reception. The office is to be refurbished to provide predominantly open plan offices with a kitchenette.

The accommodation will be carpeted with raised floors, suspended ceilings and LED lighting. There are WCs on both the ground and first floor within the common areas.

ACCOMMODATION

Part Ground Floor	1,400 sq ft	130.06 sq m
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PARKING

A total of 9 on-site car parking spaces are demised with the office (Ratio 1:155 sq ft).

TENURE

The accommodation is available on a new lease for a term of years to be agreed.

RENT

£27,500 per annum exclusive of business rates, service charge, insurance and VAT.

SERVICE CHARGE

Available on application.

RATES

Rateable Value: £20,500

UBR: 49.1p

Rates Payable: £10,065.50

Please verify the actual rates payable with the local authority.

EPC

A copy of the energy performance certificate can be made available upon request.

VIEWING

For further information or to arrange a viewing with the sole agents, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com

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EPC REPORT

AVAILABLE UPON REQUEST



SUBJECT TO CONTRACT

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