

740 AZTEC WEST



TO LET Exceptionally High Specification Office
Part Ground Floor – 10,613 sq ft (986 sq m)

740 Aztec West
Waterside Drive
Aztec West
Bristol BS32 4UF

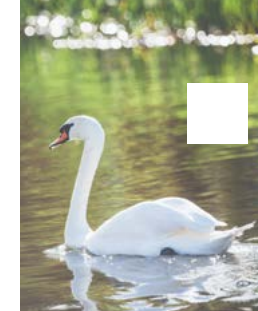
... MetroBus+



- 1 The Aztec Centre
- 2 Aztec Hotel & Spa
- 3 Double Tree by Hilton
- 4 RAC
- 5 Rolls Royce
- 6 Airbus
- 7 BAE Systems
- 8 Aviva
- 9 MOD Abbeywood
- 10 UWE



Aztec West is the South West premier business park. Lying adjacent to junction 16 of the M5 motorway, the park benefits from outstanding accessibility, with the occupiers benefiting from an unrivalled range of on-site amenities including Aztec Centre, café, restaurant, newsagents, hairdressers, Aztec Hotel & Spa, Lodge on the Park hotel and bar, Starbucks and Hilton Hotel. The new Metrobus service has a stop located directly outside the Park, providing improved links to Cribbs Causeway, Parkway Train Station and the City Centre.



LOCATION

DESCRIPTION

SPECIFICATION

EPC & TENURE

CONTACT



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740 Aztec West offers an exceptionally high specification office situated in an attractive lakeside setting. The two-storey fully glazed entrance and impressive, spacious reception provide a prestigious arrival to the building.

With outstanding natural light and attractive finishes to all areas, occupiers benefit from an excellent work environment and have access to an on-site restaurant.

The available office is located on the part ground floor. It has been fitted out to an exceptionally high standard with its own reception, a selection of meeting rooms and large open plan office area with integrated kitchen facilities.



The accommodation provides the following specification:

- New fully glazed double height entrance and reception
- Two 8 person lifts
- VRF comfort cooling and heating
- Suspended ceilings throughout
- Raised carpeted floors
- Recessed LED luminaries with day light linking and presence detection
- High performance, double glazed windows and curtain walling
- Male, female and disabled toilets on each floor
- 6 showers with dedicated locker rooms/ drying areas
- Fully accessible in accordance with the Disability Discrimination Act
- Roof mounted photo-voltaic panels
- 42 on site car parking spaces with a ratio of 1:250 sq ft
- The occupier will benefit from the use of the on-site cafeteria



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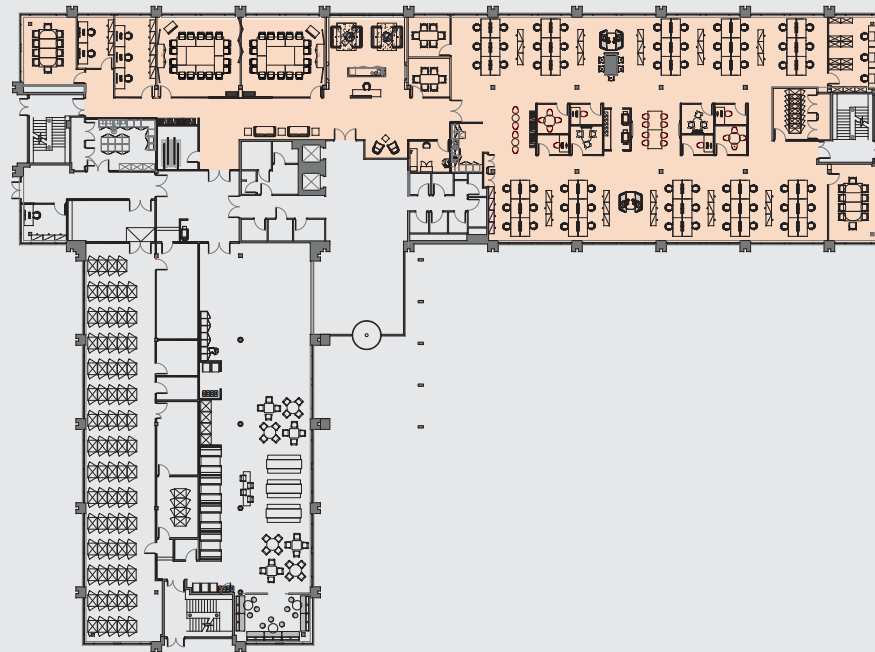
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EPC B (42)

TENURE

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

ACCOMMODATION

Part Ground Floor – 10,613 sq ft (986 sq m)





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Further Information, please contact
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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. C/ HD2306 06/19