



**AZTEC WEST
ALMONDSBURY
BRISTOL
BS32 4SY**

TO LET – OFFICE – 3,879 SQ FT

LOCATION – BS32 4SY

Aztec West has an excellent location being adjacent to Junction 16 of the M5, and within one mile of the M4/M5 interchange. It is just 7 miles from Bristol city centre which is directly accessible via the A38, and is served by a number of bus routes.

Widely regarded as one of Bristol's leading business parks and home to over 100 occupiers, the park sits in an attractive landscaped environment and is professionally managed with on-site security. Amenities for occupiers on the park include a convenience store, 3 coffee shops, hairdresser, gym and both 3* and 4* hotels.

DESCRIPTION

Flexible, open plan accommodation in the recently Grade II listed 210b Aztec West including the following benefits:

- Fully accessible raised floors
- Comfort cooling
- Carpeting
- Suspended ceilings and LED lighting
- Disabled, male and female WCs

ACCOMMODATION

Part Ground Floor Office	3,879 sq ft	360.37 sq m
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CAR PARKING

The office benefits from 16 parking spaces reflecting a ratio of 1:242 sq ft.

EPC

C (54).

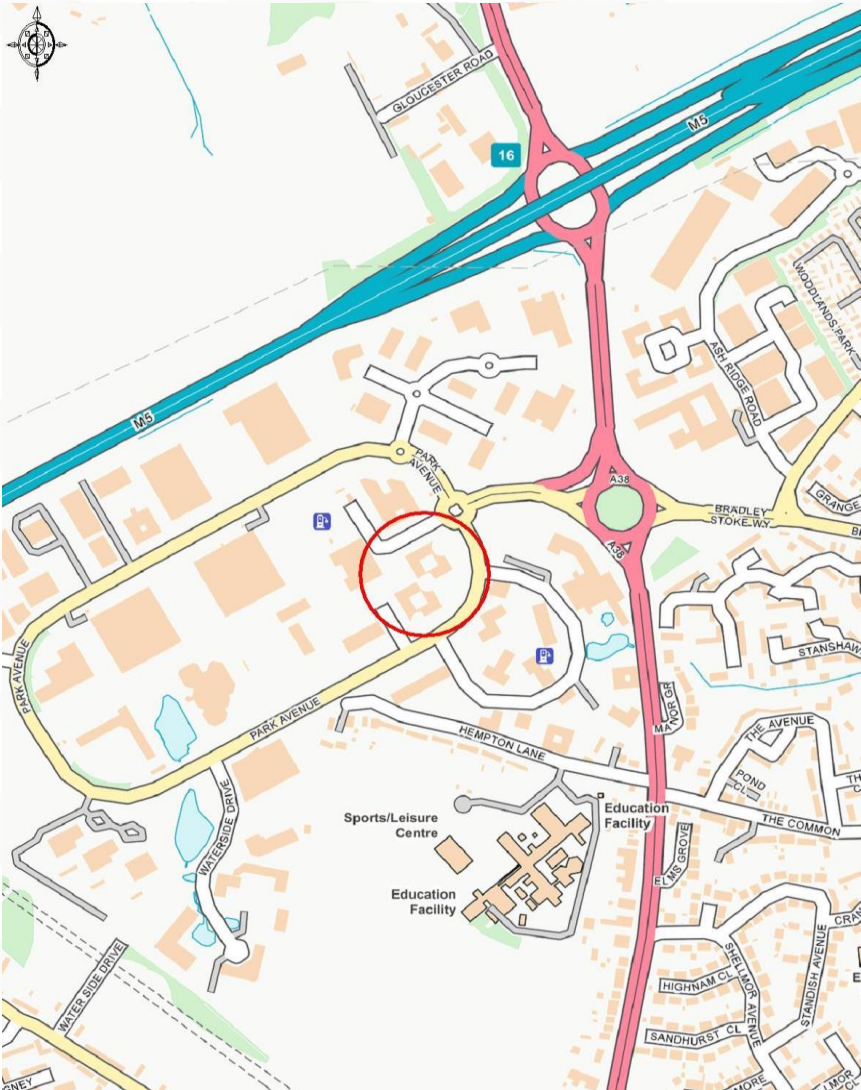
TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

200 AZTEC WEST



RATES

Rateable Value:	£35,750
UBR:	49.1p
Rates Payable:	£17,553.25

SERVICE CHARGE

Circa £3.24 per sq ft.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred through the transaction.

VIEWINGS

To be arranged through the joint agents.



VIEWING

For further information or to arrange an inspection, please contact the joint agents:

**Hartnell
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