

# 200 AZTEC WEST



**AZTEC WEST  
ALMONDSBURY  
BRISTOL  
BS32 4SY**

## TO LET – OFFICE – 4,684 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

Newly refurbished, flexible and open plan accommodation in the recently Grade II listed 220B Aztec West. The office space incorporates a high quality specification including new decoration, fully suspended ceiling, newly carpeted raised floors, comfort cooling, disabled, male and female WCs and new LED lighting.

### ACCOMMODATION

Ground Floor	4,684 sq ft	435.16 sq m
--------------	-------------	-------------

### CAR PARKING

The office benefits from 21 parking spaces reflecting a ratio of 1:223 sq ft.

### EPC

C (58).

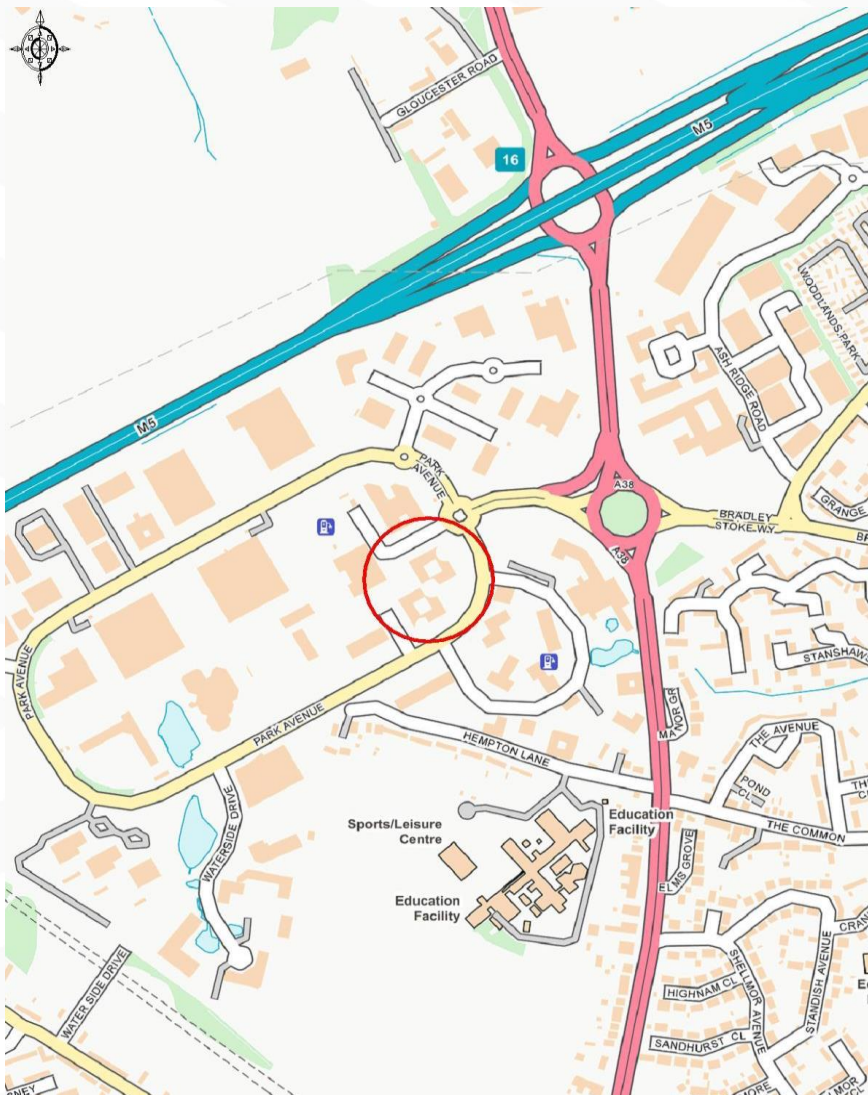
### TENURE

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:	£58,000
UBR:	50.4p
Rates Payable:	£29,232

## SERVICE CHARGE

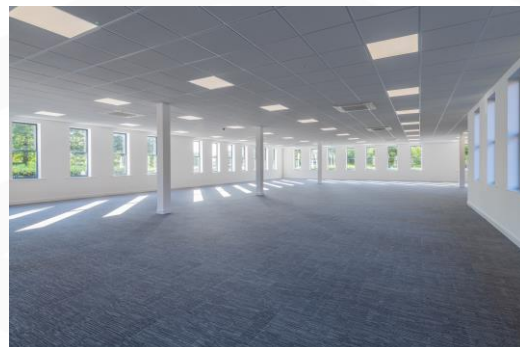
Circa £3.24 per sq ft.

## 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  
TaylorCook**

**Chris Grazier**  
07788 105578  
Chris.Grazier@htc.uk.com

**Lizzie Boswell**  
07919 057756  
Lizzie.Boswell@htc.uk.com

**JLL**

**Ian Wills**  
0117 930 5746  
Ian.Wills@eu.jll.com

**Hannah Waterhouse**  
0117 930 5869  
Hannah.Waterhouse@eu.jll.com

**Disclaimer** - JLL and Hartnell Taylor Cook for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL and Hartnell Taylor Cook have any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law Copyright © Jones Lang LaSalle IP and Hartnell Taylor Cook Inc 2017. All rights reserved. January 2019