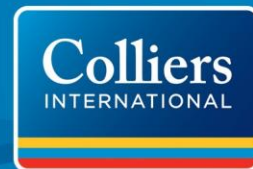


# TO LET



## INDUSTRIAL / WAREHOUSE UNIT



### CONTACT US

Strictly by prior appointment with  
Colliers International through:

Tom Watkins  
+44 117 917 2028  
[tom.watkins@colliers.com](mailto:tom.watkins@colliers.com)

Evan Whitson  
+44 117 917 2020  
[evan.whitson@colliers.com](mailto:evan.whitson@colliers.com)

Subject to Contract April 2017.

## UNIT 1680 AZTEC WEST, PARK AVENUE, ALMONDSBURY, BRISTOL, BS32 4UA

- Mid terrace industrial/warehouse unit.
- Recently refurbished.
- Prime business location in Bristol.
- Excellent transport links to the M4 & M5 national motorways.
- Available on a Leasehold basis.

### 8,150 SQ FT (757 SQ M)

### RENT ON APPLICATION

Ground Floor, Templeback  
10 Temple Back  
Bristol BS1 6FL

[www.colliers.com/uk](http://www.colliers.com/uk)

# UNIT 1680 AZTEC WEST, PARK AVENUE, ALMONDSBURY, BRISTOL, BS32 4UA

## LOCATION

- Positioned on the established Aztec West Business Park.
- Nearby occupiers in the vicinity includes Spandex, HSS Hire & Integral UK Limited.
- The property is approximately 6 miles north of Bristol City Centre.
- The property is located off Park Avenue, which leads on the A38 and provides direct access to Junction 16 of the M5, 700 metres away.
- The M4/M5 Interchange is accessed via Junction 16 of the M5, 1 mile away.

## DESCRIPTION

- The property is constructed around a mixture of brick/block elevations under a flat roof.
- Kitchen & W/C facilities are positioned at the front elevation, with censored lighting.
- Access is provided via an electrically operated roller shutter door (5.0m x 3.5m), with separate pedestrian access also provided to the front elevation.
- Minimum eaves height of 5.50 metres (18ft).
- Externally the unit benefits from two car parking spaces and a small forecourt at the front.

## TENURE

The property is available on a leasehold basis by way of a sublease. The current lease expires in January 2021.

## RENT

On application.

## BUSINESS RATES

Interested parties are to make their own enquiries with the local authority.

## ACCOMMODATION

Total GF Warehouse	7,913 sq ft	735 sq m
GF Kitchen & W/C Area	237 sq ft	22 sq m
<b>TOTAL</b>	<b>8,150 sq ft</b>	<b>757 sq m</b>

## VAT

All figures quoted are exclusive of VAT if applicable.

## SERVICES

All mains services are supplied to the property, including 3 phase electricity, with the exception of gas.

## EPC

TBC.

## LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with any transaction.

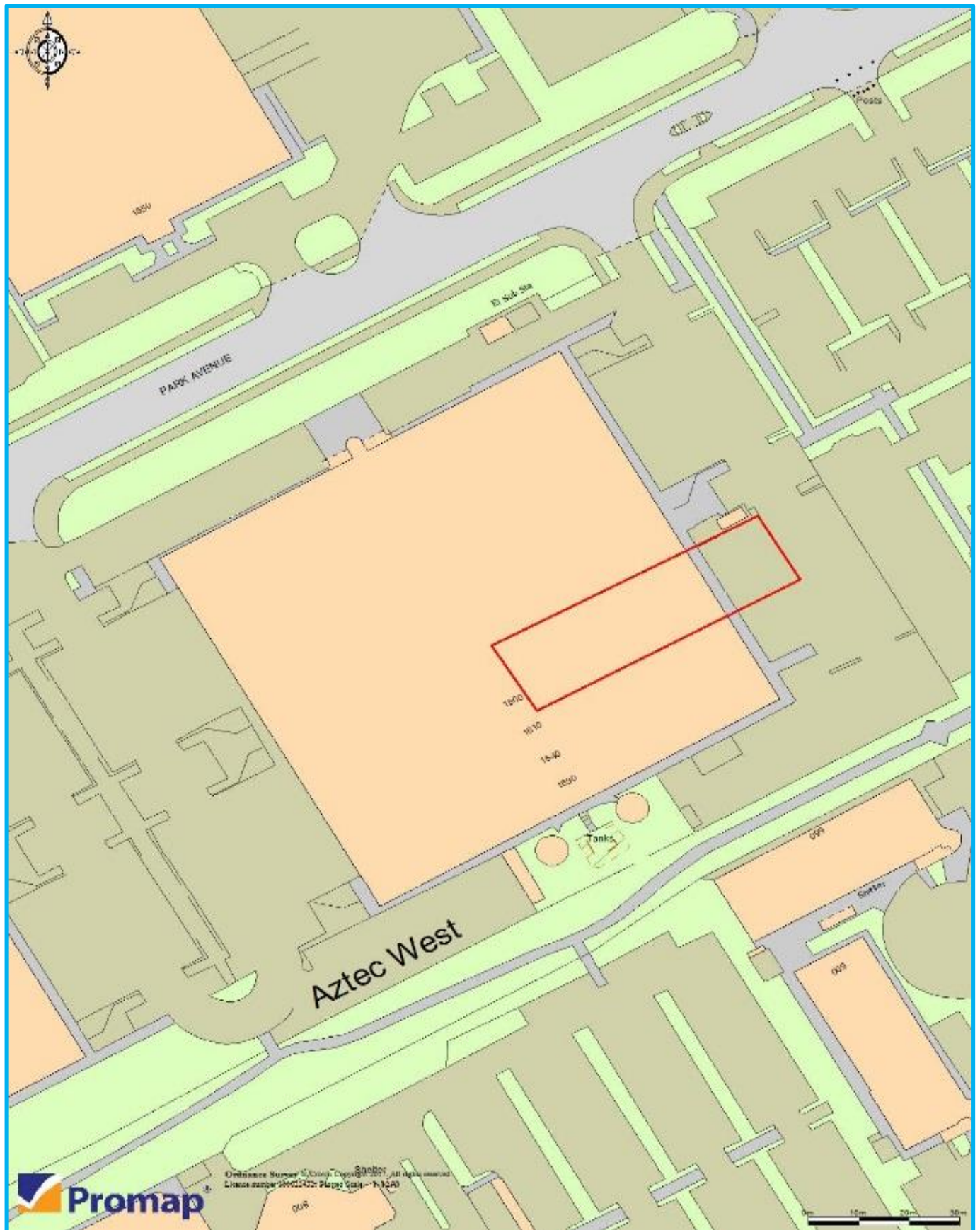
## INTERNAL PHOTO



Colliers International give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. (December 2016)

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# UNIT 1680 AZTEC WEST, PARK AVENUE, ALMONDSBURY, BRISTOL, BS32 4UA





The map shows the Almondsbury area in South Wales, centered around the M4/M5 Interchange. The M4 motorway runs vertically on the right side, and the M5 motorway runs horizontally on the left. The A38 road runs vertically through the center. Key locations include Almondsbury, Patchway, and Little Stoke. The map features various landmarks such as the M4/M5 Interchange, Almondsbury Roundabout, and several schools and parks. The map is color-coded with green for parks, blue for water, and yellow for buildings. The map is titled 'Almondsbury' and 'M4/M5 Interchange'.