

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

Flexible, open plan accommodation subject to refurbishment works in the recently Grade II listed 220B Aztec West. The office space will incorporate a good specification including raised floors, disabled, male and female WCs and modern lighting.

The office accommodation will be available for occupation from Q1 2019.

ACCOMMODATION

Ground Floor	4,684 sq ft	435.16 sq m
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CAR PARKING

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

EPC

To be confirmed.

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

Upon application.

SERVICE CHARGE

Upon application.

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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