



WWW.800AZTECWEST.CO.UK



Aztec West is Bristol's premier business park.

Lying adjacent to junction 16 of the M5 motorway and within 1 mile of the M4, the park benefits from outstanding accessibility, with the occupiers benefiting from an unrivalled range of on-site amenities.

800 Aztec West is undergoing a major transformation.

Once complete it will offer an outstanding working environment and North Bristol's largest, most flexible fully refurbished office space. With the following key features:

- Attractive landscaped environment
- New fully glazed double height reception area
- Full external reclad
- New facilities including internal cycle storage, showers and WC facilities
- 2 passenger lifts serving first and second floors
- 327 on-site car parking spaces including 5 disabled spaces giving an excellent ratio of 1:224 sq ft



This is a computer generated image, details may vary.

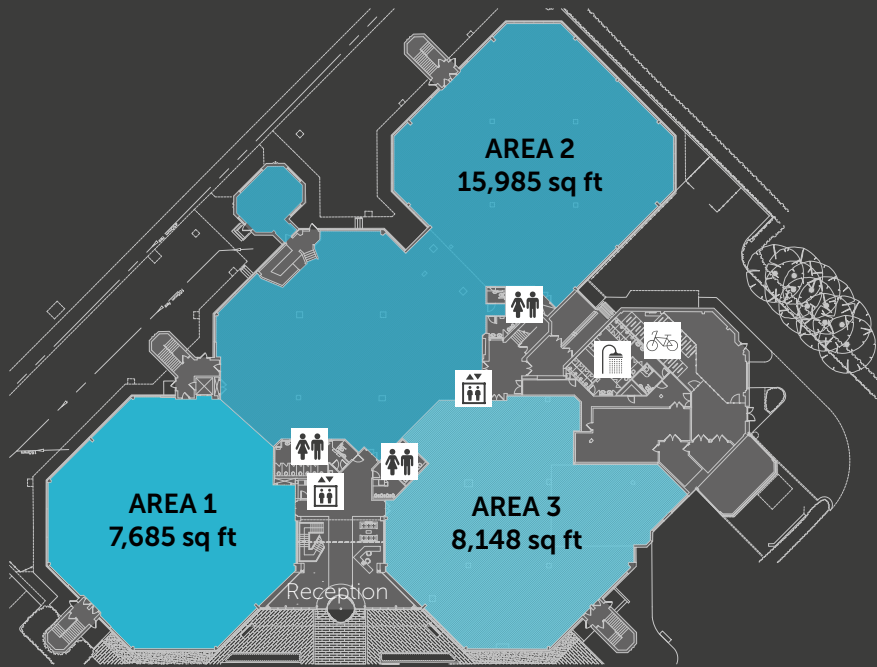


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COMPREHENSIVE REFURBISHMENT
UNDERWAY 5,651 – 73,197 SQ FT
AVAILABLE EARLY 2018 ON BRISTOL'S
PREMIER BUSINESS PARK





Ground Floor

Indicative suite options

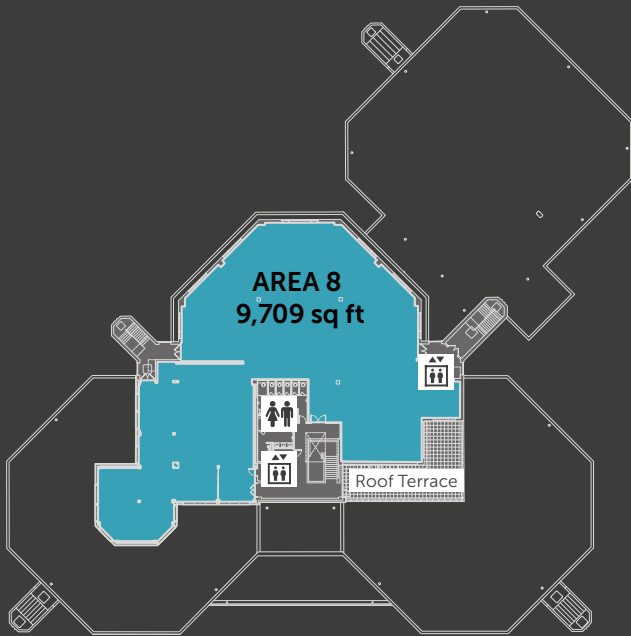


First Floor

Indicative suite options



“ FLEXIBILITY FLOOR BY FLOOR OR SUITE BY SUITE



Second Floor

Indicative suite options



The office specification will include the following;

- Large open plan floor plates
- Suspended ceilings
- Recessed LED lighting, including new Barrisol lighting to all pods
- VRF comfort cooling system
- Fully accessible raised floors
- New power coated windows

Accommodation

Second Floor	9,709 sq ft	902.0 sq m
First Floor	31,670 sq ft	2,942.2 sq m
Ground Floor	31,818 sq ft	2,956.0 sq m
Total	73,197 sq ft	6,800.2 sq m

Measured on a net internal area basis

EPC

The EPC target is B.

AVAILABILITY

The building is available either as a whole, whole floors or alternatively the building is designed to subdivide to provide suites from 5,651 sq ft upwards.

TENURE

New full repairing and insuring lease/s are available directly from the Landlord.

RENT

Available upon application to the agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

CONTACT

For full terms and further information please contact the joint letting agents:



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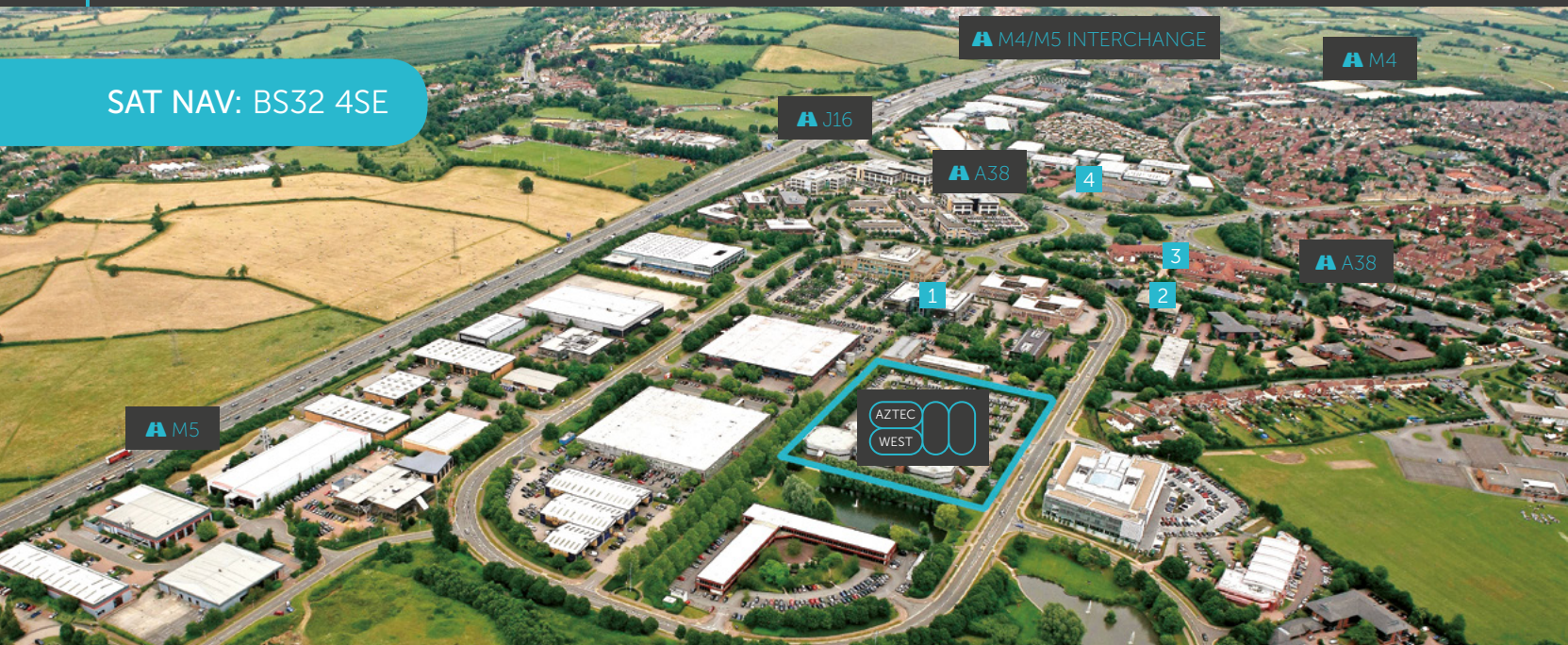
Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. August 2017

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SAT NAV: BS32 4SE



1 Aztec Centre – Sandwich/coffee shops, newsagents and hairdresser

3 Aztec Hotel & Spa

2 Lodge on the Park hotel and bar / Starbucks Café

4 Hilton Hotel