

73,000—80,000 sq ft  
state-of-the-art  
office headquarters

Bristol BS32 4SQ

10000  
AztecWest  
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# The South West's first Net Zero Carbon out of town office HQ

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Exterior of 1000 Aztec West





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The comprehensive refurbishment of 1000 Aztec West has created a one of a kind net zero carbon 73,000 – 80,000 sq ft headquarters office building.

A building that puts staff **wellness and sustainability** at its core.

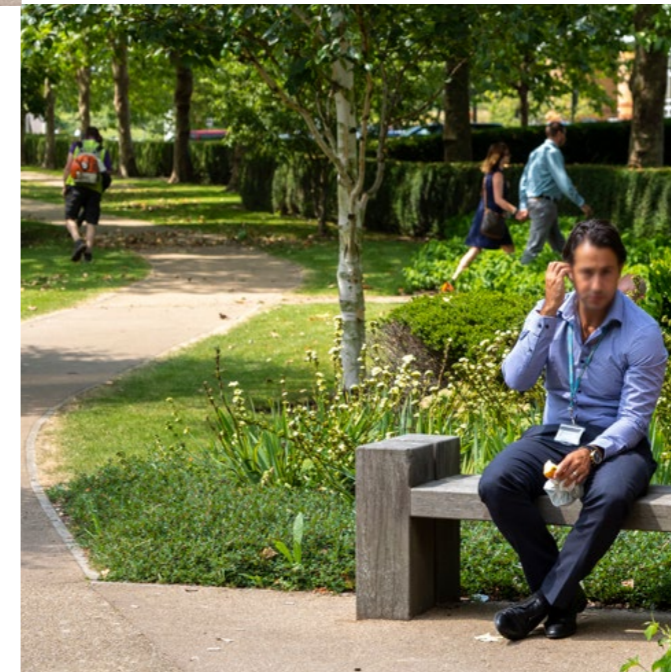
1000 Aztec West is the **first of its kind.**





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Located on Bristol's premier business park, 1000 Aztec West benefits from a range of amenities including a 4 star hotel, restaurant, cafe, park security, extensive landscaping and park management.



# Bristol's premier business park

Hilton



Morrisons

AZTEC  
HOTEL & SPA





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The unique combination of city centre quality design and wellness programmes creates a new benchmark for out of town offices.

1000 Aztec West is focused on creating a working environment that breaks down the barriers of the traditional '9 to 5', challenging tenants to embrace every day as an opportunity to work and think differently.



# More than the '9 to 5'

Company culture

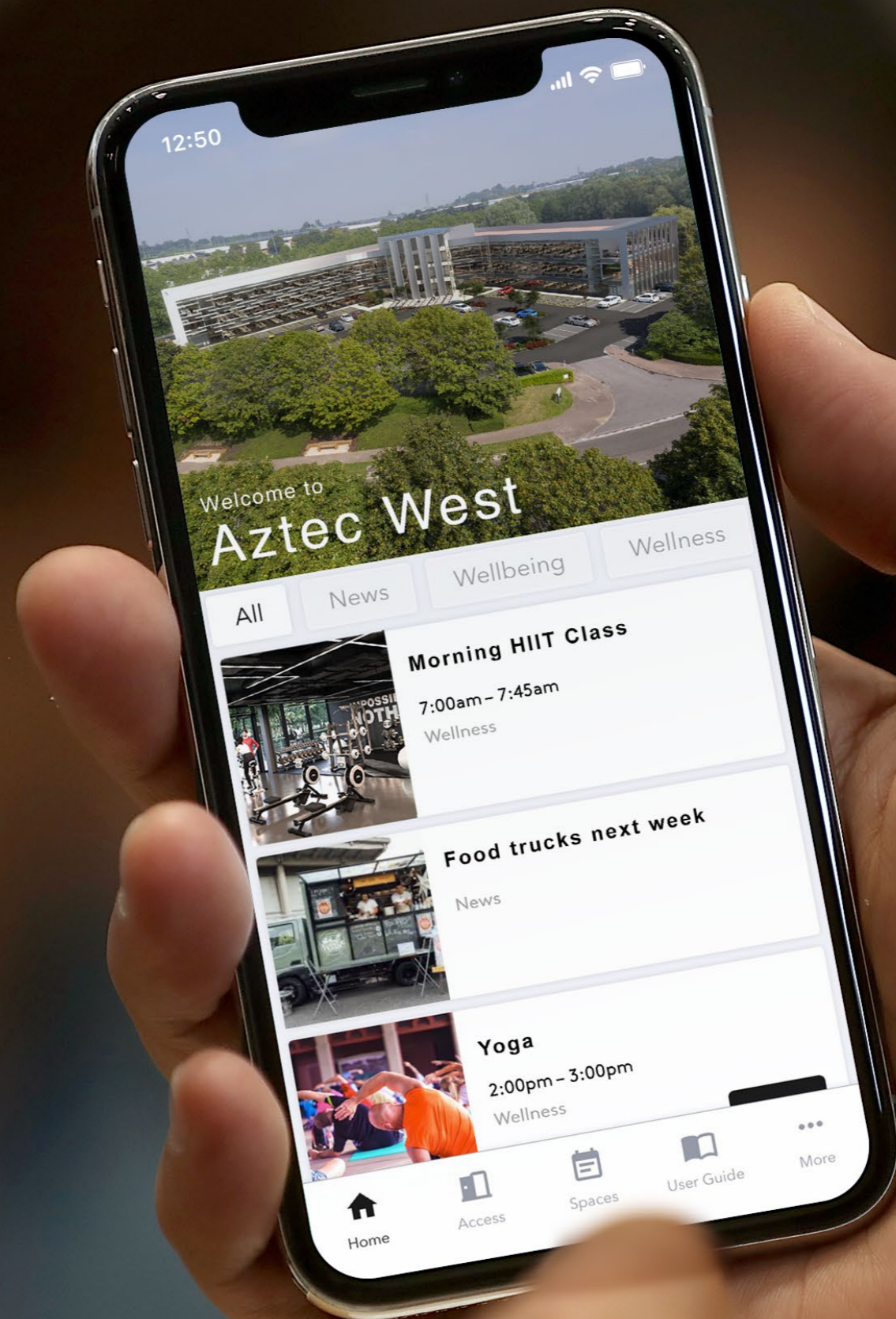




# Aztec Life

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We believe in building a community within Aztec West. Our dedicated Life Team will curate and deliver a programme of events and services which can be accessed through our community app.







State-  
of-the-  
art





# An office with a difference

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1000 Aztec West allows your staff to take advantage of the lush environment any time of day. Open-air terraces are the ideal spot for a morning catchup or after-lunch breakout session.







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Situated on the edge of the picturesque Aztec Lake, tenants are greeted by landscaped parkland as soon as they step outside. Beautifully manicured gardens encourage employees to take a quick jog or meandering stroll on their lunch break.



## A breath of fresh air

Lakeside views, every day





Employers offering wellness programmes reported a **66% increase in productivity.**

*Workplace Wellness Trends 2017, IFEBC*

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The 1,300 sq ft gym and wellness facility is the heartbeat of the building. Daily gym and yoga classes ensure the tenants can maximise their productivity throughout the year.





# Amenities for every employee

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1000 Aztec West offers a multitude of amenities designed to maximise its tenants' productivity and overall wellness.



On-site Cafe



1,300 sq ft Gym and Wellness Facility



Breakout Space



Mindfulness Areas



Events Calendar



Shower and Changing Facilities



Lakeside Location



Roof and Lakeside Terraces



Cycle Storage





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Aztec Lake



# Reduce your carbon footprint

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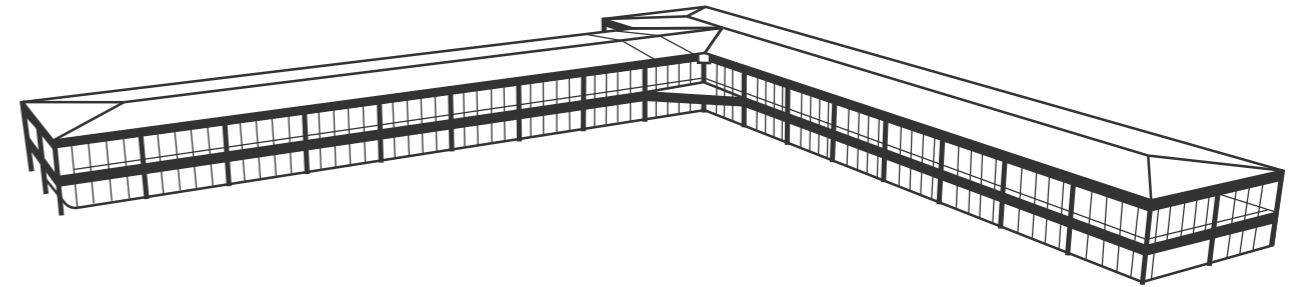
1000 Aztec West leads the way by minimising carbon emissions during construction and its ongoing operation. By using the existing infrastructure of the frame and shell to create a new best in class building. The combination of this embodied carbon saving alongside its net zero in operation performance makes 1000 Aztec West a game changer for out of town office HQs.



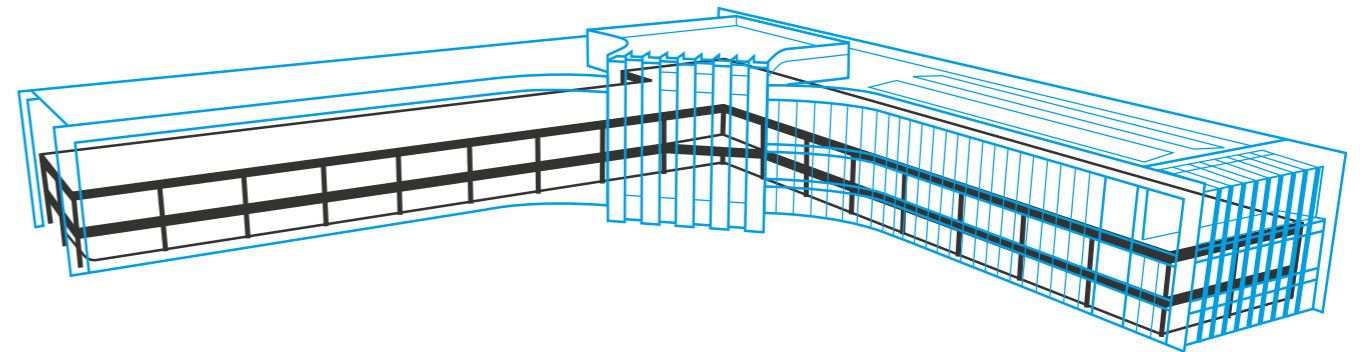
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Commit to deliver  
Net Zero Carbon in  
Operation via UKGBC  
framework

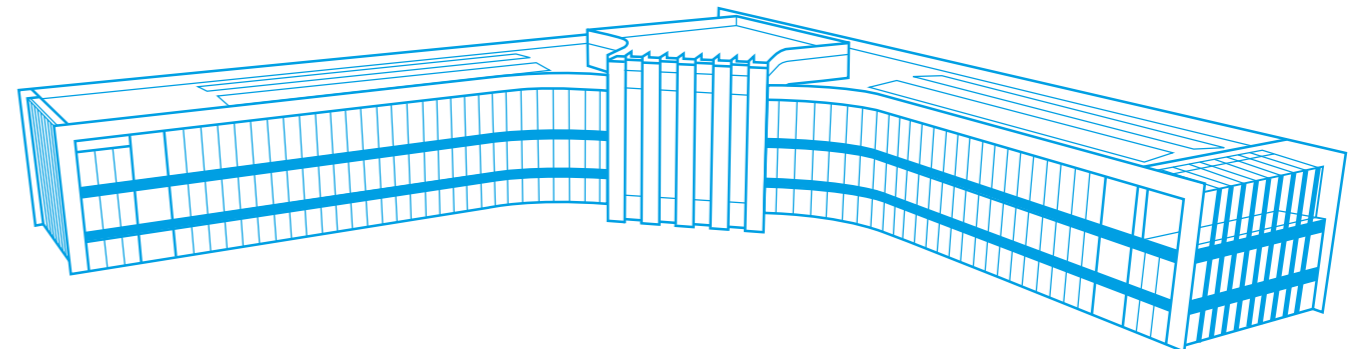
Existing building



Existing frame + development



New 1000 Aztec West





# Accommodation Table

Floor	Use	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	Office NIA	1992.4	21,446
	Split Option A	1,296.18	13,952
	Split Option B	696.22	7,494
	Amenity	512	5,509
First Floor	Office NIA	2,505.78	26,972
	Split Option A	1,500.29	16,149
	Split Option B	1,005.49	10,823
Second Floor	Office NIA	2,262.65	24,355
	Split Option A	1,340.31	14,427
	Split Option B	922.34	9,928
	Terrace	192	2,056
<b>Total</b>		<b>7464.83</b>	<b>80,338</b>

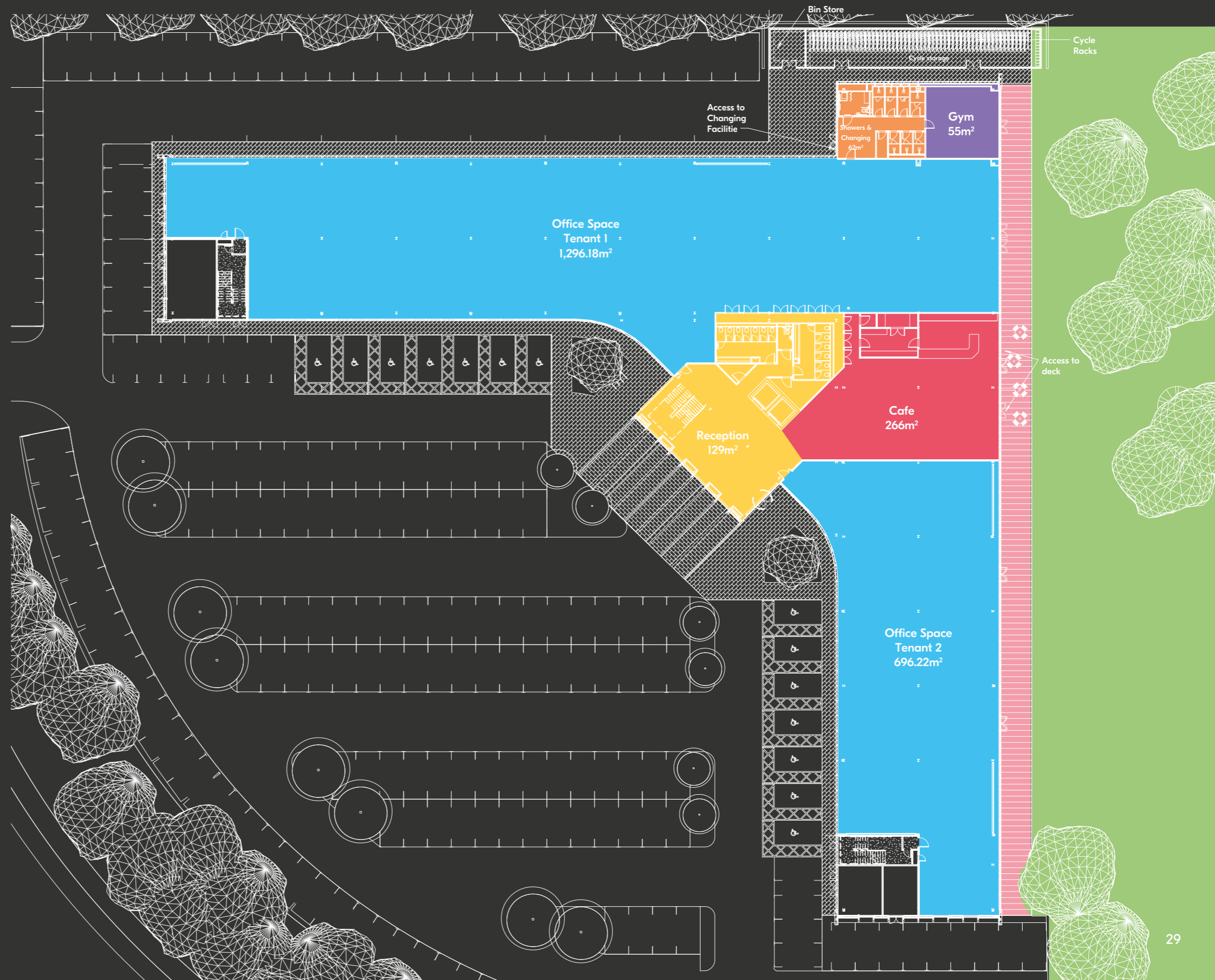




# Ground Floor

	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	1,992.4	21,446
Split Option A	1,296.18	13,952
Split Option B	696.22	7,494
Amenity	512	5,509

- Office Space
- Cafe
- Gym
- Shower Facilities
- Terrace
- Reception
- Park & Lakeside

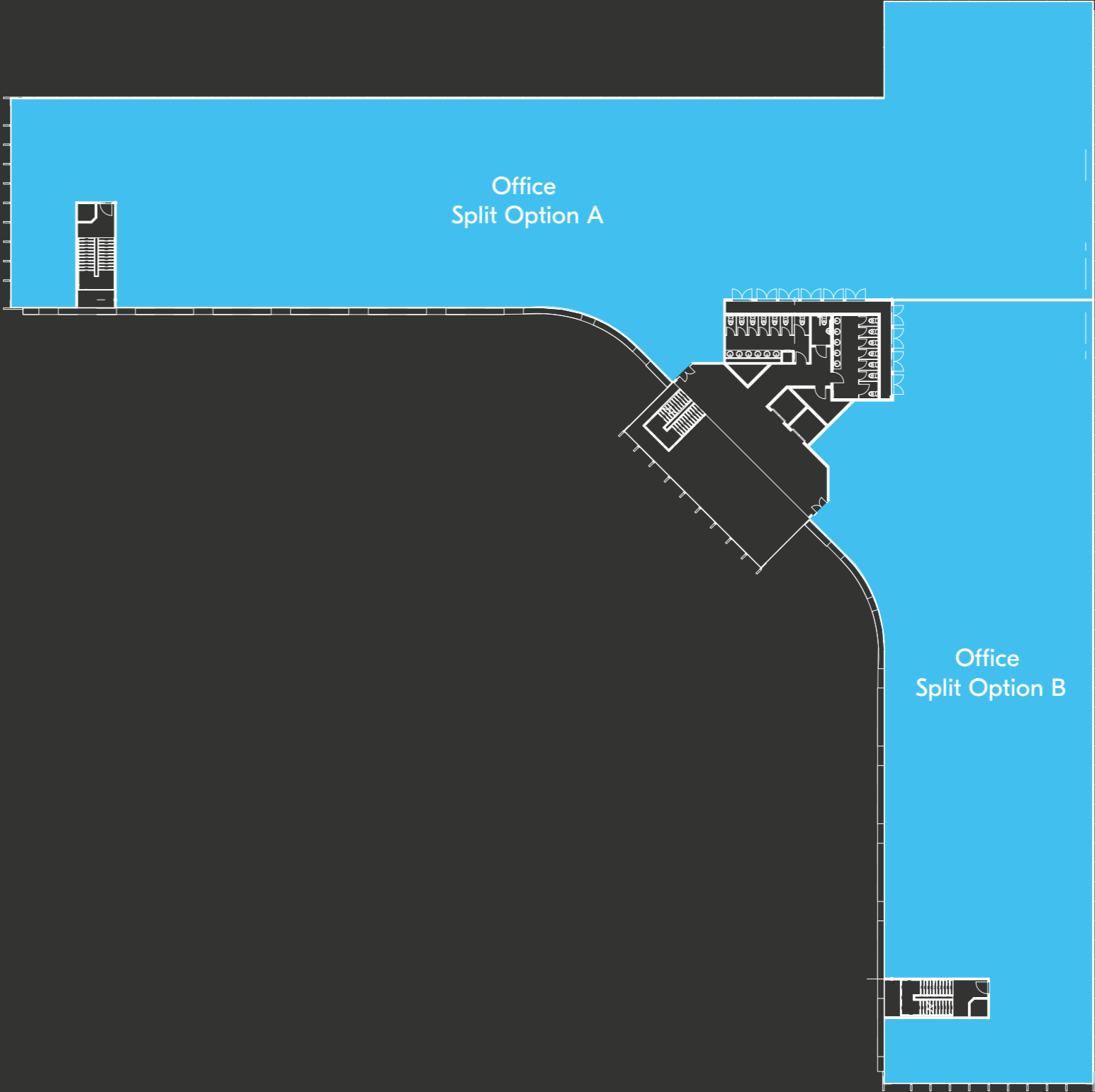




# First Floor

	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	2,505.78	26,972
Split Option A	1,500.29	16,149
Split Option B	1,005.49	10,823

● Office Space



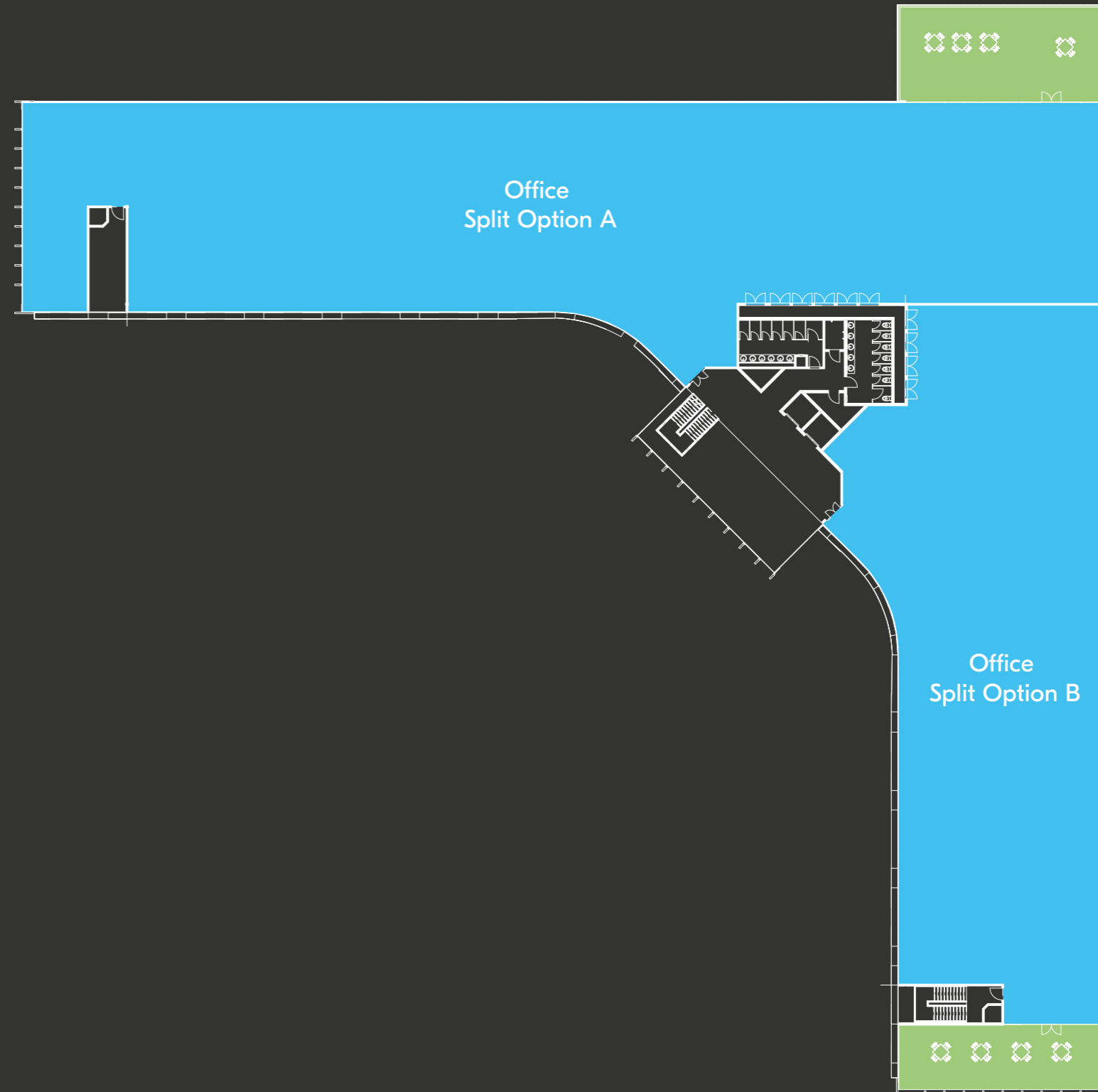


# Second Floor

	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	2,262.65	24,355
Split Option A	1,340.31	14,427
Split Option B	922.34	9,928
Terraces	192	2,056

● Office Space

● Terraces





# Executive Summary

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Commit to deliver Net Zero Carbon in Operation via UKGBC framework

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73,000 sq ft office available

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EPC rating of A

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Car park with 231 spaces

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Cafe with lakeside views

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2 private roof terraces

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Gym and wellness facility

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40 electric charging points

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Public terrace with lakeside views

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Secure cycle block

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Showers and changing facilities

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## INTERNAL OFFICE AREAS

73,000 sq ft of office accommodation.

The office accommodation will be finished to a Category A fit out.

Ground floor  
— Floor to ceiling 2550mm, slab-to-slab 3650mm

First and Second floors  
— Floor to ceiling 3200mm, slab-to-slab 4000mm

All floors capable of being subdivided into 2 separate tenancies. Splits of 7,000 to 15,000 sqft achievable

## OCCUPANCY LEVELS

1:8 sq m for occupancy  
1:6 sq m for escape

## STRUCTURAL AND PLANNING GRIDS

7.5m x 7.5m structural grid with column free 3rd floor  
Raised floor depth 150mm overall

## AIR CONDITIONING

VRF — Each wing or tenanted demise is to be provided with an independent VRF system.

## WIREScore | CONNECTIVITY

1000 Aztec West currently has an excellent connectivity rating and will be achieving a Platinum Wired Certification.

## LIGHTING

Lighting to offices to be achieved via LED luminaires with PIR control.

New external lighting is to be installed to the reconfigured parking areas utilising column mounted LED luminaires complete with photocell and time control.

## PARKING

Car parking will be provided externally at ground level, with 231 car spaces. The building will provide a secure cycle block.

## CHANGING ROOMS AND SHOWERS

8 male & female showers including 1 accessible. Secure lockers.

## FIRE ALARMS

LI compliant addressable fire alarm system.

## SECURITY

Paxton compliant access system is to be provided to cover each access main access doors to the tenanted area.

HD CCTV system is to be installed to cover the landlord areas including the external facade and carpark areas.

## BREEAM AND EPC

Sustainability is at the heart of 1000 Aztec West, BREEAM rating of Excellent and EPC rating of A.

## NET ZERO IN OPERATION

Commit to deliver Net Zero Carbon in Operation via UKGBC framework.





From South Wales



From Gloucester



From Bristol

M5

M4

J116

J20

J115



From Avonmouth

1000  
AztecWest

Occupiers

- 1 EE
- 2 St James Place Wealth Management
- 3 Regus
- 4 Bellway Homes
- 5 Allianz
- 6 LV
- 7 CGI

- 8 GE
- 9 Edvance
- 10 Broadcom
- 11 Aardman
- 12 Nokia
- 13 Taylor Wimpey
- 14 National Highways
- 15 Atkins

Amenities

- 16 Hilton Hotel
- 17 Aztec Hotel & Spa
- 18 The Lodge on the Park & Starbucks
- 19 Aztec Centre



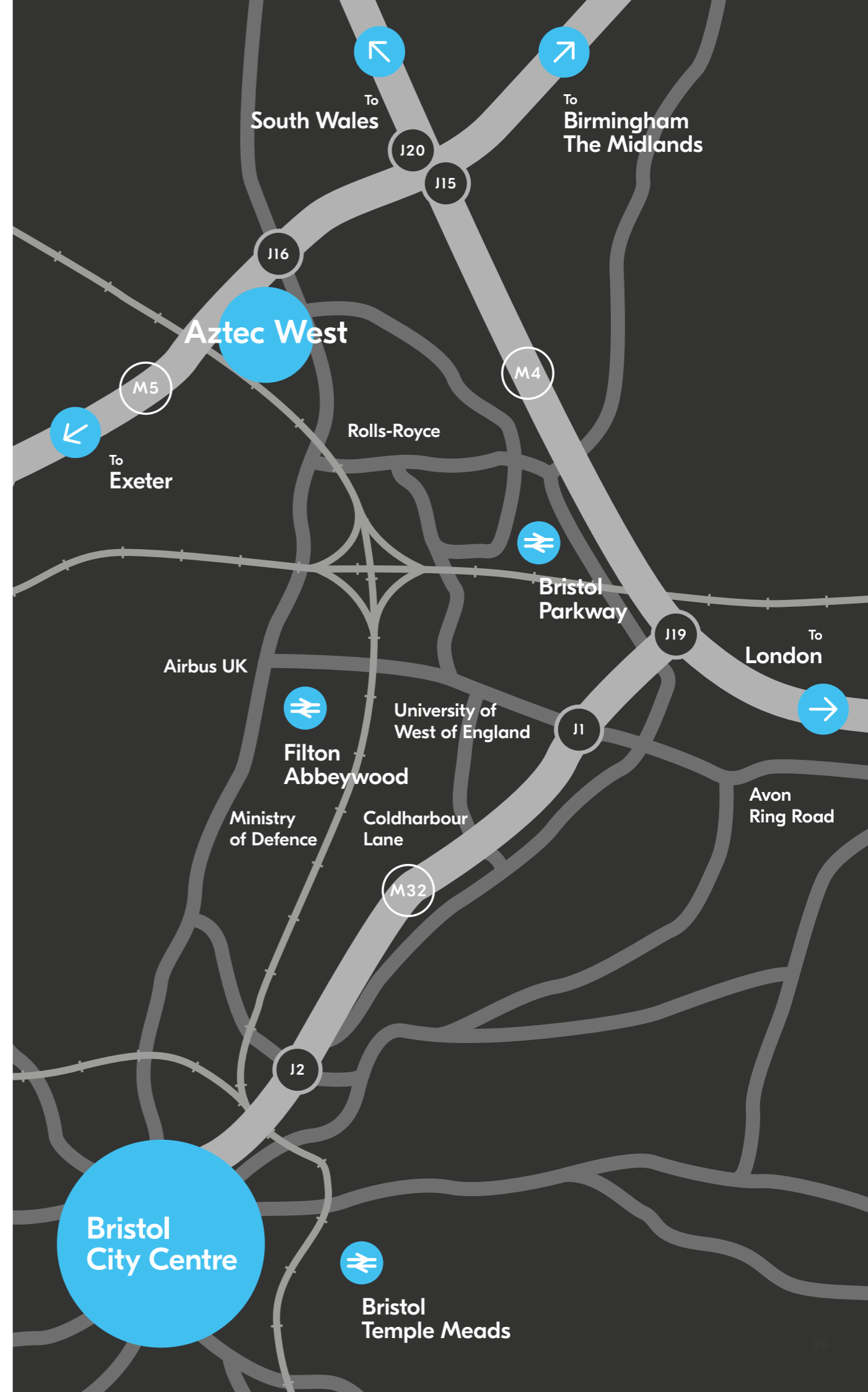
Aztec West Business Park is positioned on the eastern side of Junction 16 of the M5 Motorway and western side of the A38, approximately 8 miles north of Bristol City Centre.

Bristol Parkway railway station is located 2.8 miles away with regular train service to London Paddington and surrounding area.



Cribbs Causeway	9 min	20 min
Bristol	22 min	9 min
Bristol Airport	30 min	1 hr 24 min
Cardiff	50 min	33 min
Bath	45 min	27 min
Exeter	1 hr 20 min	1 hr 9 min
Reading	1 hr 26 min	52 min
Birmingham	1 hr 32 min	1 hr 9 min
Heathrow Airport	1 hr 41 min	2 hr 50 min
London	2 hr 30 min	1 hr 14 min

A new rail timetable came into effect 15 December which has additional service and shortened train times considerably.



# Connected to Bristol and beyond





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