

THE AZTEC CENTRE



AZTEC WEST BUSINESS PARK, BS32 4TD



Photo of refurbished Unit 8 for illustrative purposes

NEWLY REFURBISHED GROUND FLOOR OFFICE SUITES
TO LET FROM 508 - 3,456 SQ FT

**Situated at the The Aztec
Centre, at the front of
Bristol's Premier Business
Park next to J16 of the M5**

AZTEC WEST OFFERS A WIDE RANGE OF ON-SITE AMENITIES WITH STAFF HEALTH AND WELLBEING IN MIND.

The Aztec Centre Amenities

- McColls convenience store and newsagent
- Car charging points
- Metro bus stops
- Allocated parking based on a ratio of 1:200 sq ft.

Aztec West Amenities

- Aztec Spa Health & Fitness Club
- Kitchen Coffee Social
- Curious Kitchen
- Black Sheep Bar and Kitchen
- Hotels
- Nurseries

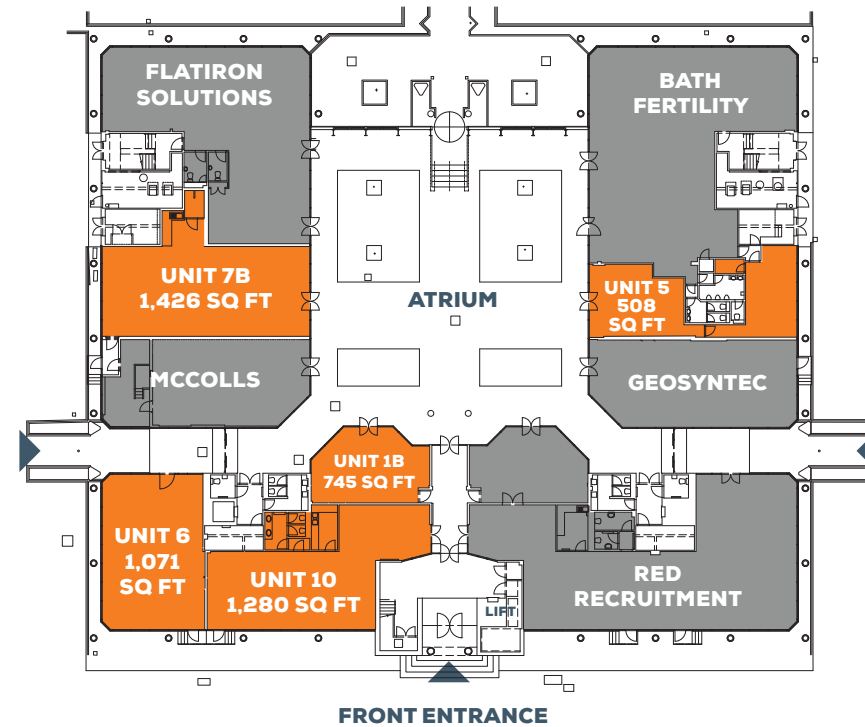
Ground floor availability:

Unit 1B*	745 SQ FT
Unit 5	508 SQ FT
Unit 6*	1,071 SQ FT
Unit 7B	1,426 SQ FT
Unit 10*	1,280 SQ FT

* Suites 1B, 6 and 10 can be combined to offer a total of 3,096 sq ft.

Specification:

- Highly prominent office suites
- Excellent natural light
- Suspended ceilings with LED lighting
- New VRF air conditioning
- Under floor trunking
- New carpets



Easy access to the M5 & the M4/M5 Interchange

Regular bus stops around the park

Part of the National Cycle Network

Dedicated footpaths



SAT NAV: BS32 4TD

Tenure The offices are available on a new effective full repairing & insuring lease by way of a service charge for a term to be agreed. Service charge details are available from the agents.

Legal Costs Each party to bear their own legal costs incurred in the transaction.

Rent On application.

Business Rates Interested parties are advised to make their own enquiries with the local billing authority as to the exact rates liability for the suite.

Service Charge A service charge will be applicable.

EPC The Aztec Centre has an energy performance rating of D92.

Viewing Please contact the joint sole agents for further information or to make arrangements to view.

CBRE

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