

TO LET

# 2630 Aztec West, Bristol, BS32 4GQ



## Office Space

**20,110 – 60,867 sq. ft. (1,868.2 – 5,654.5 sq. m.)**

- Prominent location at front of park
- High quality office building
- Full height atrium reception
- Large open plan floor plates
- 226 on site car spaces



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**CBRE**

# TO LET Office Space

2630 Aztec West  
Bristol BS32 4GQ

## Location

Building 2630 is located on Waterside Drive which is located off Park Avenue on the Aztec West Business Park. Aztec West is an established park situated adjacent to the M4/M5 interchange and is widely acknowledged as Bristol and the South West's premier business park location.

Bristol city centre is approximately 7 miles to the south and Junction 16 of the M5 is approximately 5 minutes' drive and is accessed via the A38. Bristol Parkway station is located approximately 3.5 miles to the east via Bradley Stoke Way. There are a wide range of facilities in the local area with a range of retail outlets in the Aztec Centre including newsagents and sandwich bar. There are also conference and restaurant facilities within the Aztec Hotel and a Starbucks coffee shop on the park.

## Description

The available accommodation is situated at first floor level and provides the following outline specification: -

- Air conditioning
- Raised access floors
- Double glazed windows
- Suspended ceiling with recessed lighting
- Male, female and disabled WCs
- Showers
- Two 10 person passenger lifts
- 226 on site car spaces

## Accommodation

Area	Sq. ft.	Sq. m.
Ground Floor	20,425	1,897.5
First Floor	20,332	1,888.8
Second Floor	20,110	1,868.2
Total	60,867	5,654.5

## Terms

Terms available upon request via the agents.

## Availability

The accommodation is available either as a whole or floor by floor on a sublease expiring January 2023 or alternatively a new lease for a term to be agreed directly via the Landlord.

## Business Rates

Further information is available from the agents.

## VAT

All figures quoted are exclusive of VAT, if chargeable.

## EPC

The current EPC for the property is a D (93).

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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