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2520 AZTEC WEST  
BRISTOL, BS32 4AQ

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**Self-Contained Offices to Let**  
**14,900 sq ft (1,384 sq m)**



**CUSHMAN &  
WAKEFIELD**

Building 2520 comprises 14,900 sq ft (1,384 sq m) over two floors and is prominently located on The Quadrant at the front of Aztec West Business Park. The building is available for occupation at the beginning of 2025 and benefits from the following specification:

- Two storey office building with reception
- Air-conditioning
- Suspended ceilings with LED lighting
- Raised access floors
- Passenger lift
- 80 car parking spaces equal to a ratio of 1:186 sq ft
- Cycle store and shower facilities

## ACCOMMODATION

Ground Floor	7,407 sq ft	688.1 sq m
First Floor	7,493 sq ft	697.7 sq m
<b>Total</b>	<b>14,900 sq ft</b>	<b>1,384.3 sq m</b>

## TERMS

The office is available by way of a new FRI lease. Rent and business rates on application.

## CONTACT INFORMATION

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