

715

AZTEC WEST

BRISTOL / BS32 4UD

TO LET

7,194 sq ft
(668.3 sq m)



Ground Floor Grade A Office Accommodation in Bristol's Premier Business Park

Location

715 Aztec West provides high-quality office accommodation within one of the South West's most established and successful business park locations. Situated prominently within Aztec West Business Park, the building benefits from excellent connectivity, a strong corporate environment and an extensive range of on-site amenities.



JOURNEY TIMES FROM BRISTOL PARKWAY

Cardiff	35 minutes
Birmingham	1 hour 11 minutes
London Paddington	1 hour 18 minutes



ROAD NETWORK

M5 (Junction 16)	0.9 miles
M4 (Junction 20)	1.1 miles
M48	3.1 miles



Aztec West is recognised as one of Bristol's premier business destinations, home to a wide range of national and international occupiers. The park benefits from a thriving amenity offering including Aztec Hotel & Spa, Thornbury Deli, The Black Sheep, and The Aztec Centre which includes Morrisons Daily convenience store, a coffee shop, and a sandwich bar.

Description

The available accommodation offers modern, flexible workspace designed to support a variety of occupier requirements.



Refurbished office accommodation



Full raised access floors



Suspended ceiling



LED lighting



VRF air conditioning



Shower facilities



Male, female and accessible WC provision



Excellent parking ratio with EV charging facilities



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Typical Floor

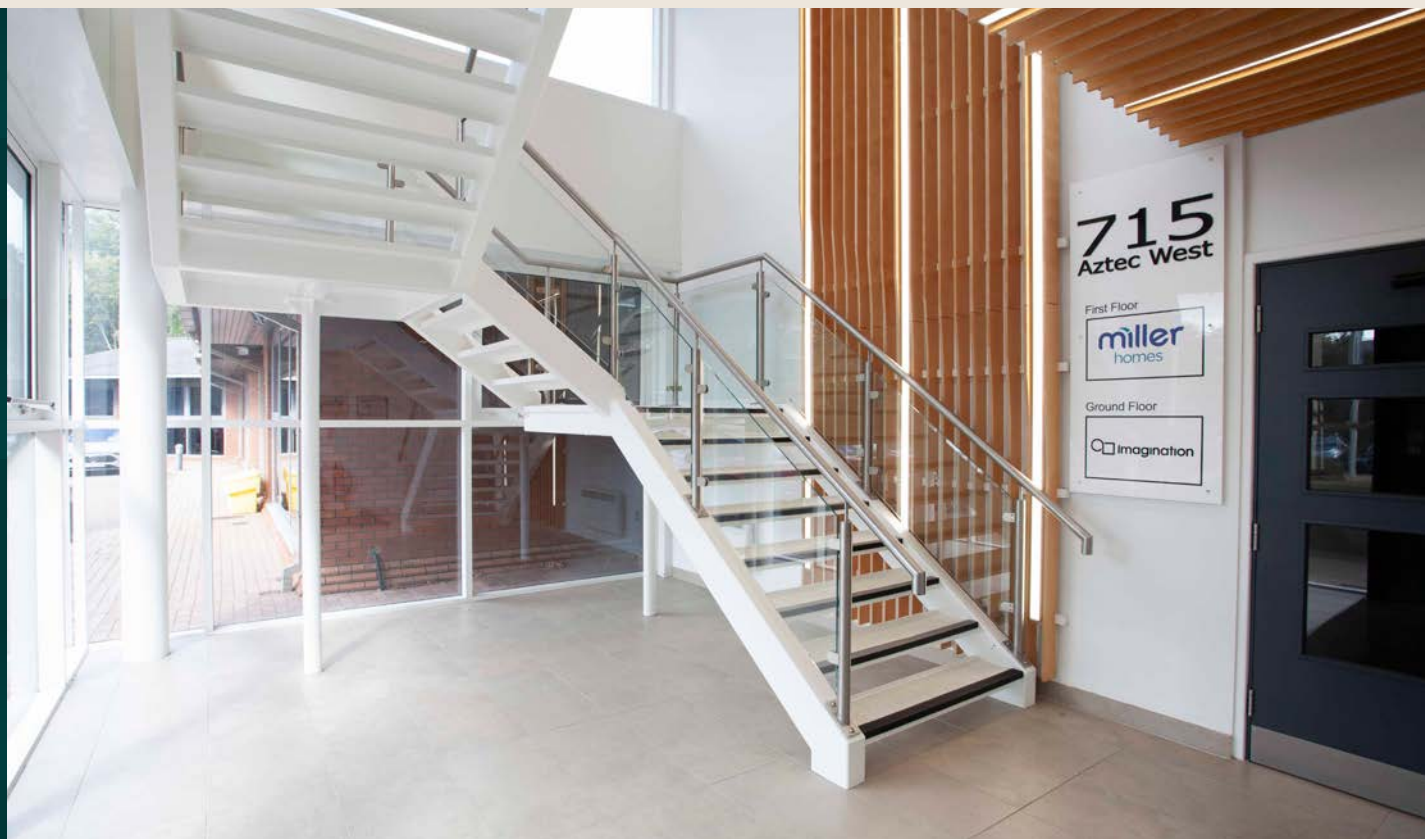
Accommodation

The available ground floor office suite provides an efficient floorplate comprising the following net internal areas:

Ground Floor	7,194 sq ft	668.3 sq m
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Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



Terms

The ground floor is available by way of a new lease, direct from the landlord for a term of years to be agreed.

EPC

Available on request.

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Viewing

For viewing, or further information please contact the joint agents.

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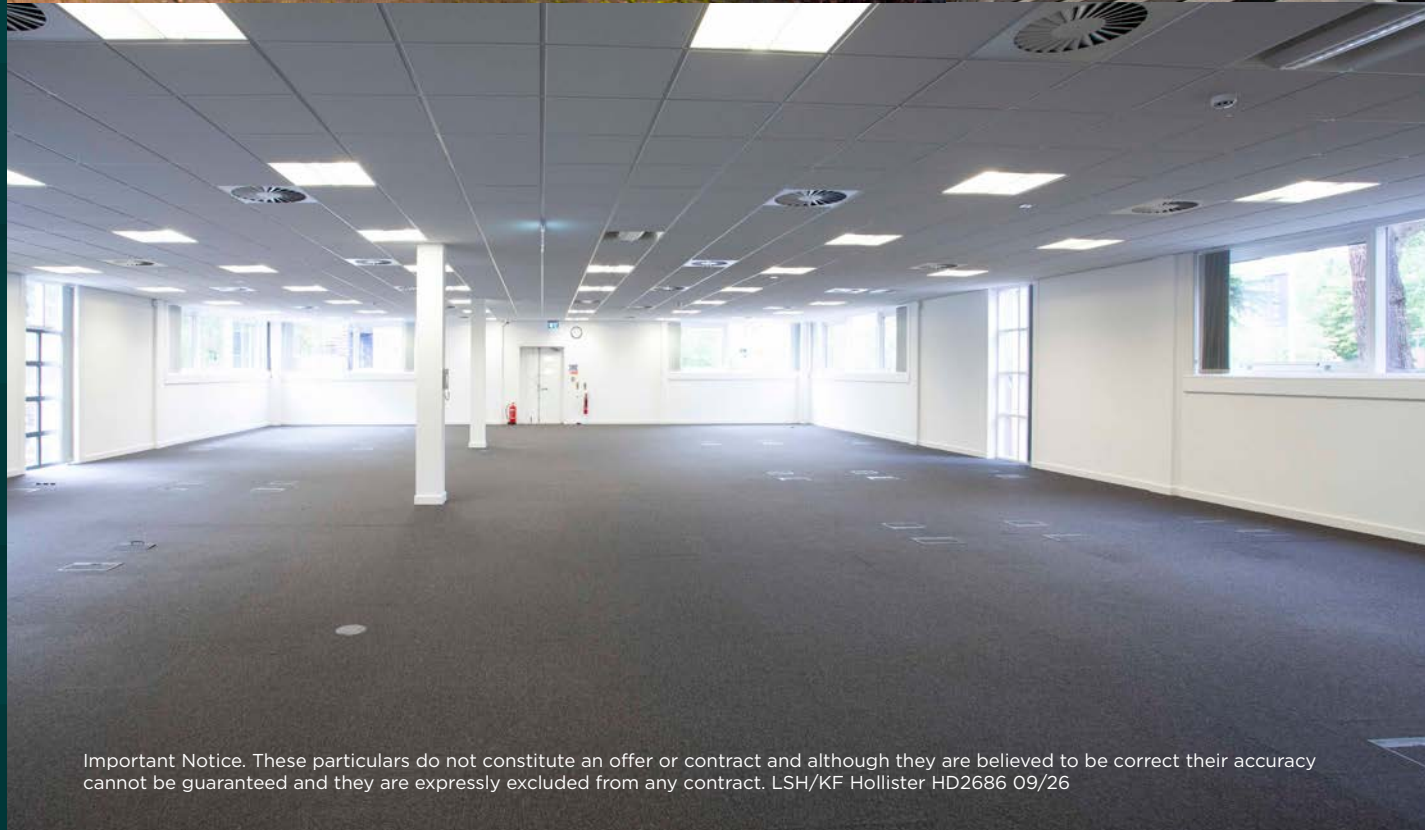
A development by

FortixCapital

A SecureHome & Watson's Property Joint Venture

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. LSH/KF Hollister HD2686 09/26