

To Let

2nd Floor South, The Aztec Centre Aztec West Bristol, BS32 4TD



Location

Aztec West is situated adjacent to Junction 16 of the M5 and 1 mile from the M4/M5 interchange, Bristol City Centre is approximately 6.5 miles to the south. Bristol Parkway main line rail station is only approximately 2.5 miles to the south east and is served by regular bus services.

The building benefits from a number of on site amenities including:-

- Sandwich and Coffee shops
- Newsagent
- The Aztec Hotel which has conference facilities, health club and restaurant. Additionally, the Lodge on the Park hotel includes a Starbucks Coffee Shop.

Other occupiers on the park include EE, Atkins, GE Capital, Regus, Broadcom, Aardman Animations and LV insurance.



CONTACT US

Richard Kidd

Senior Director
+44 117 943 5768
richard.kidd@cbre.com

Alex Riddell

Associate Director
+44 117 943 3885
alex.riddell@cbre.com



To Let **2nd Floor South, The Aztec Centre, Aztec West**



Description

The Aztec Centre is situated in the most prominent location on Aztec West Business Park which is viewed as Bristol's premier Business Park location.

The available accommodation comprises the 2nd Floor South which will provide the following outline specification:-

- Raised floors
- Suspended ceilings with recessed lighting
- Air conditioning
- Double glazed windows
- Male, Female and accessible WC facilities
- 1:200 sq. ft. parking ratio

Accommodation

The suite extends to approximately 9,286 sq. ft. on a net internal basis.

Terms

The suite is available on a new effectively full repairing and 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.

Rateable Value

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

EPC

The EPC will be reassessed following completion of the refurbishment works, please contact the agents for further information .

Viewing

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

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.