



AZTEC

38

1190 PARK AVENUE  
AZTEC WEST  
BRISTOL BS32 4FP

# NEW PRIMARY INDUSTRIAL/ WAREHOUSE FACILITY

38,696 SQ FT (3,595 SQ M)  
AVAILABLE TO LET

ON THE SOUTH WEST'S PREMIER BUSINESS PARK



NEW HOMES



2 MILES FROM YTL BRABAZON DEVELOPMENT WITH 3,675 NEW HOMES UNDER CONSTRUCTION



SITE AREA 1.92 ACRES (0.78 HA)



0.5 MILES FROM M5 JUNCTION 16



1 MILE FROM THE M4/M5 INTERCHANGE

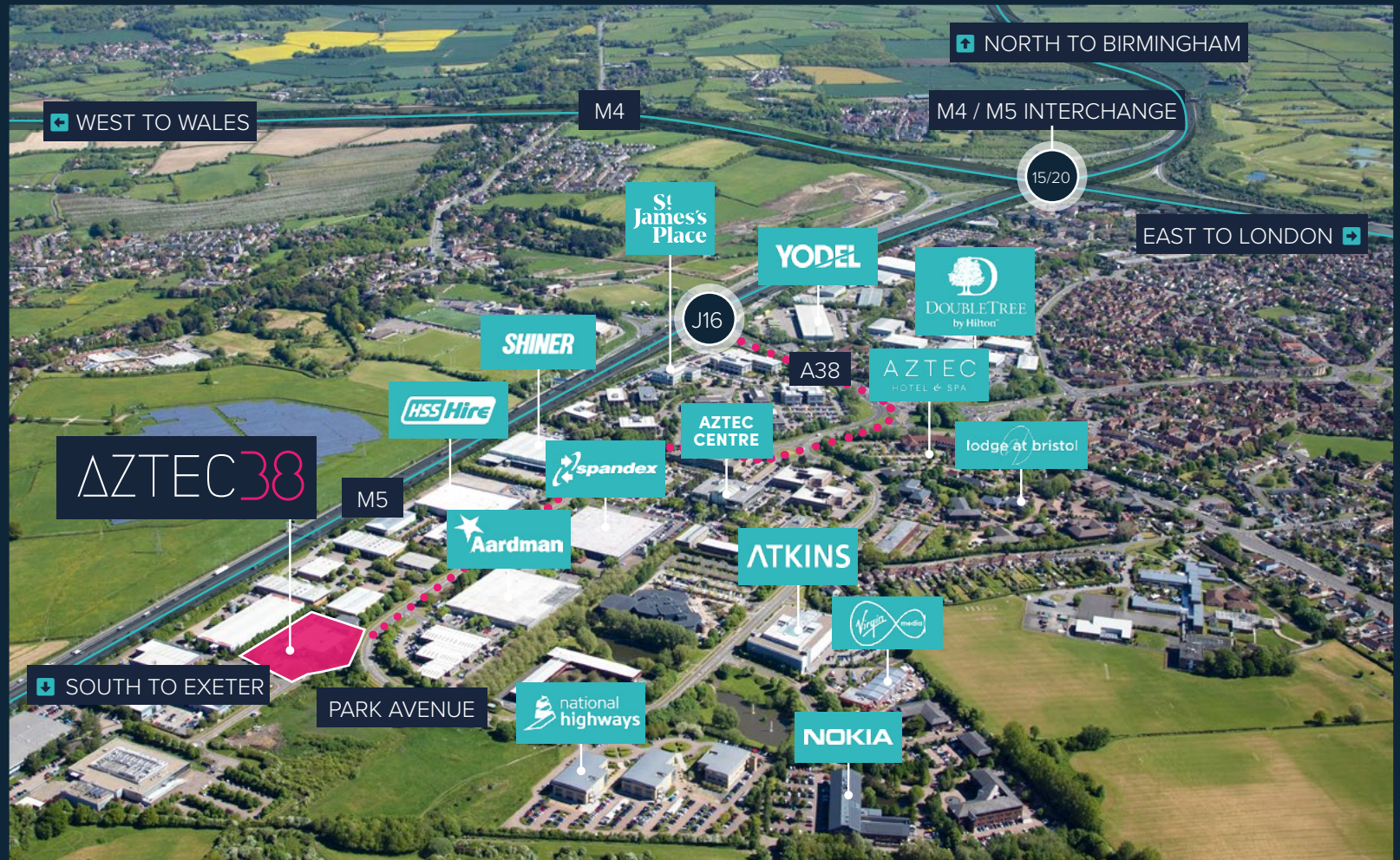


# SOUTH WEST'S PREMIER BUSINESS PARK

Aztec West is one of north Bristol's most established and successful business parks located adjacent to Junction 16 of the M5 and less than a mile from the M4/M5 interchange.



The Park offers a rich and mature landscaped environment with a wide range of amenities for occupiers and visitors including the Aztec Centre, The Lodge Hotel and lounge cafe and the Aztec Hotel & Spa.



PLANNING GRANTED

# PRIMARY LOGISTICS / WAREHOUSE FACILITY

BREEAM RATING: EXCELLENT

|                            | SQ FT         | SQ M         |
|----------------------------|---------------|--------------|
| <b>WAREHOUSE</b>           | 32,023        | 2,975        |
| <b>FIRST FLOOR OFFICES</b> | 6,673         | 620          |
| <b>TOTAL</b>               | <b>38,696</b> | <b>3,595</b> |

Measured on a GEA Basis



EAVES HEIGHT  
10.5M



EPC A  
RATING



LOADING DOORS  
2 DOCK LEVEL,  
2 GROUND LEVEL



HIGH SPECIFICATION  
OFFICES WITH LIFT ACCESS



YARD DEPTH  
30M (MAX)



10% ROOF  
LIGHTS



FLOOR LOADING  
50KN/M<sup>2</sup>



PHOTOVOLTAIC (PV)  
PANELS



270 KVA  
POWER CAPACITY



41 CAR PARKING SPACES  
(INC 2 DISABLED, 8 ELECTRIC)



**Aztec38, 1190 Park Avenue** occupies a prominent position on Aztec West. The site fronts directly onto Park Avenue, the main business park road to the North West of Aztec West.

## UNRIVALLED ACCESS

# TO THE M4/M5 INTERCHANGE



### CAR

#### M5 Junction 16

0.5 Miles / 2 Minutes

#### M4/M5 Interchange

1 Mile / 3 Minutes

#### Bristol Airport

14 Miles / 30 Minutes

#### Cardiff

35 Miles / 50 Minutes

#### Birmingham

80 Miles / 1 Hour 28 Minutes

#### London

116 Miles / 2 Hours



### WALK

#### Aztec Centre

8 Minutes

#### Black Sheep Coffee Shop

11 Minutes

#### Aztec Hotel & Spa

11 Minutes

#### Hilton Hotel

16 Minutes



### TRAIN

(from Bristol Parkway Station)

#### Bristol Temple Meads

10 Minutes

#### Cardiff

32 Minutes

#### Birmingham New Street

1 Hour 17 Minutes

#### London Paddington

1 Hour 29 Minutes



### Terms

The property will be available on the basis of a new FRI lease for a term of years to be agreed.

### Planning

The property has planning for E(g)III, B2 & B8.

### Rental

Upon application.

### VAT

VAT will be charged on the rent at the prevailing rate.

### Legal Costs

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

### Business rates

The rateable value will be assessed following practical completion.

### Energy Performance Certificate

The building is targeting BREEAM Excellent and EPC A ratings.

An Energy Performance Certificate will be carried out upon completion.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

### Further Information

For all enquiries or further information please contact the joint agents:

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