

AZTEC38

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

PREMIUM WAREHOUSE SPACE

BUILT FOR INDUSTRY LEADERS IN LOGISTICS,
MANUFACTURING, DEFENCE & AEROSPACE

1190 PARK AVENUE
AZTEC WEST
BRISTOL BS32 4FP

AZTEC WEST'S
NEWEST

FACILITY



New primary industrial/warehouse facility
38,696 SQ FT (3,595 SQ M) available to let. Prominently
positioned on the prestigious Aztec West Business Park.
Ready for immediate occupation.

**1 MILE FROM THE
M4/M5 INTERCHANGE**

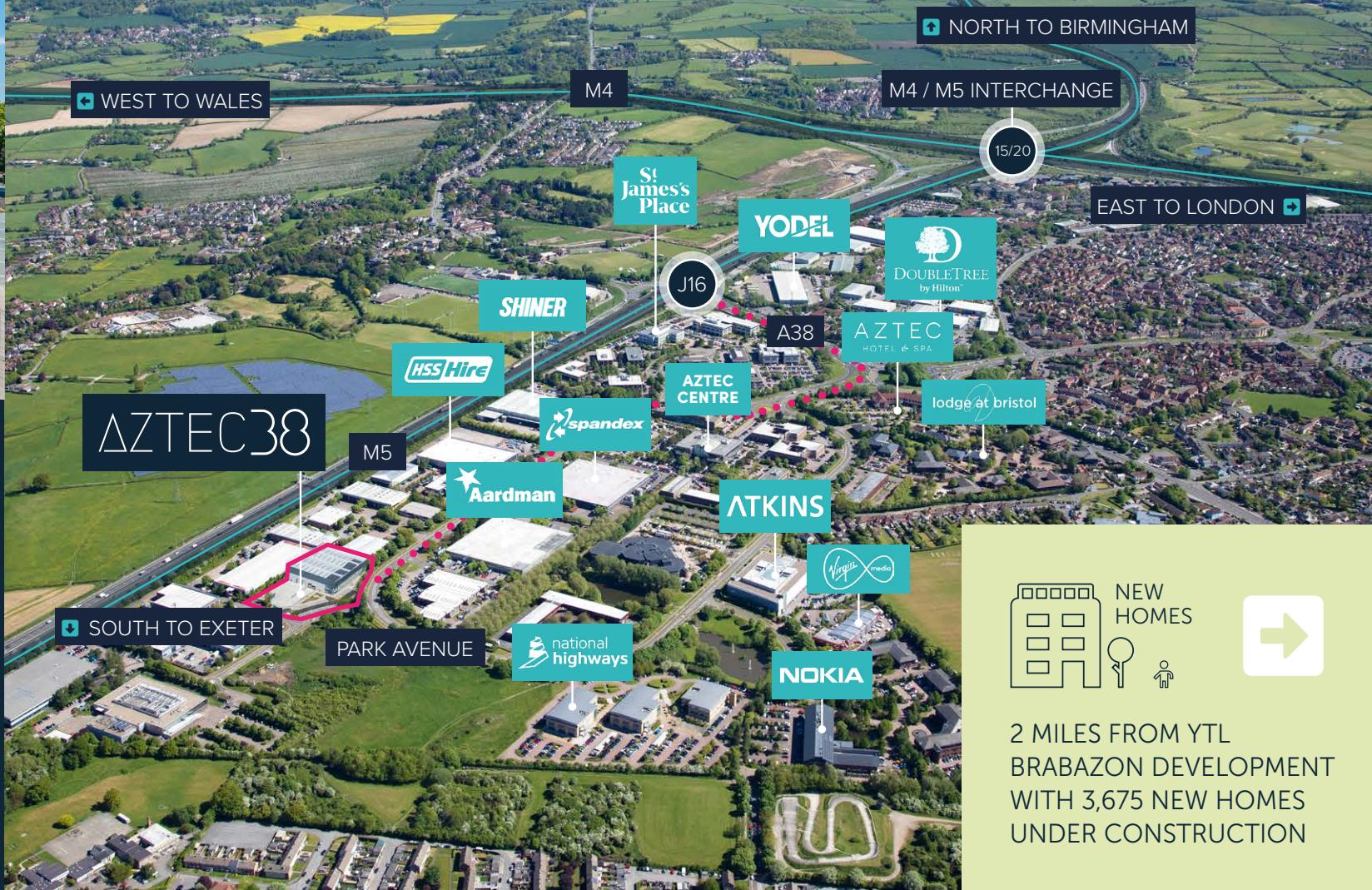


SOUTH WEST PREMIER **BUSINESS**



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.

PARK



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



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.



PREMIER
BUSINESS
PARK
LOCATION



BRAND NEW **WORK**

SPACE

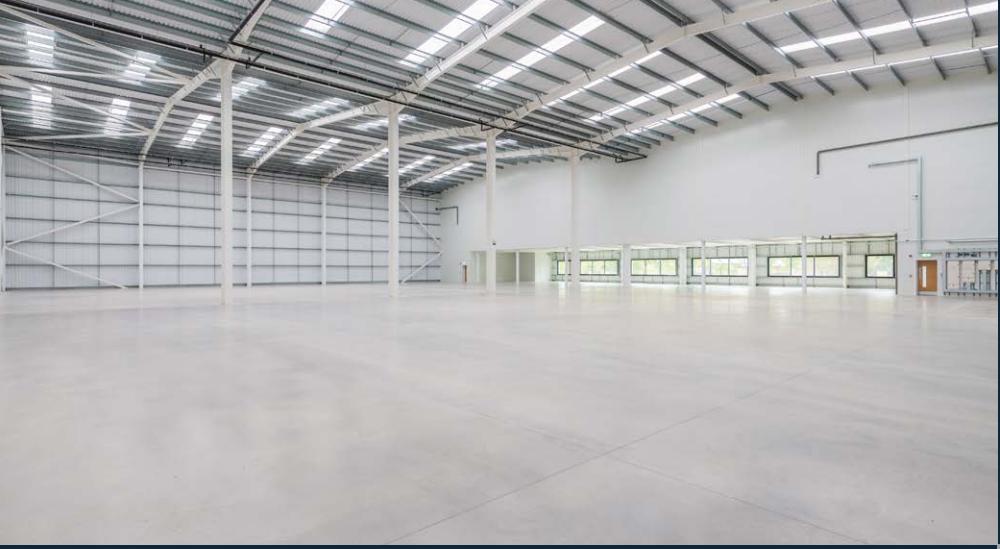
AZTEC38



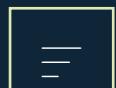
Aztec38 offers the only brand new purpose built, logistics / manufacturing facility on Aztec West.

Its high specification, EPC 'A' rating and BREEAM 'Excellent' ratings ensuring it provides the most efficient and environmentally space in its class.





 EAVES HEIGHT
10.5M

 EPC A
RATING

 YARD DEPTH
30M (MAX)

 FLOOR
LOADING
50KN/M²

 400KVA
POWER
CAPACITY

 'CAT A' OFFICES
WITH LIFT ACCESS

 10% ROOF
LIGHTS

 PHOTOVOLTAIC
(PV) PANELS

 LOADING DOORS
2 DOCK LEVEL,
2 GROUND LEVEL

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



HIGH SPEC

**38,696 SQ FT
(3,595 SQ M)**



BREEAM
RATING:
EXCELLENT





BRAND NEW DETACHED **OFFICE & WAREHOUSE**



**SITE AREA
1.92 ACRES
(0.78 HA)**

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.

	SQ FT	SQ M
WAREHOUSE	32,023	2,975
FIRST FLOOR OFFICES	6,673	620
TOTAL	38,696	3,595

Measured on a GEA Basis



0.5 MILES FROM
M5 JUNCTION 16



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

Bristol Temple Meads

10 Minutes

Cardiff

32 Minutes

Birmingham New Street

1 Hour 17 Minutes

London Paddington

1 Hour 29 Minutes



EASY ACCESS TO THE M4 & M5

AZTEC38
SAT NAV: BS32 4FP



FURTHER INFORMATION & CONTACT

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 is yet to be assessed. Interested parties are advised to contact the Valuation Office Agency with regards to rates.

Energy Performance Certificate

BREEAM rated 'Excellent' and EPC 'A' ratings.

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.

WWW.AZTEC38.CO.UK

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. Subject to Contract. OCTOBER 2025

Designed and Produced by www.kubiakcreative.com 225416. 10-25

AZTEC38

Further Information

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



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A development by

Barwood.