



**AZTEC WEST
ALMONDSBURY
BRISTOL
BS32 4SY**

OFFICE TO LET – 2,727 SQ FT

LOCATION – BS32 4SY

Aztec West has an excellent location being adjacent to Junction 16 of the M5, and within one mile of the M4/M5 interchange. It is just 7 miles from Bristol city centre which is directly accessible via the A38, and is served by a number of bus routes.

Widely regarded as one of Bristol's leading business parks and home to over 100 occupiers, the park sits in an attractive landscaped environment and is professionally managed with on-site security. Amenities for occupiers on the park include a convenience store, 3 coffee shops, hairdresser, gym and both 3* and 4* hotels.

DESCRIPTION

Flexible and open plan accommodation in the recently Grade II listed 210 Aztec West. The office space will shortly be updated to incorporate a high quality specification including new decoration, fully suspended ceiling and new lighting, new carpeting raised floors, comfort cooling, disabled, male and female WCs and shower facilities.

ACCOMMODATION

Ground Floor Office	2,727 sq ft	253 sq m
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CAR PARKING

14 allocated parking space, equating to a ratio of 1:195 sq ft.

EPC

To be confirmed.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

200 AZTEC WEST



RATES

Upon application.

SERVICE CHARGE

Upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred through the transaction.

VIEWINGS

To be arranged through the joint agents.



VIEWING

For further information or to arrange an inspection, please contact the joint agents:

**Hartnell
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