



## 2410 Aztec West

Almondsbury, Bristol, BS32 4AQ

**Prominent two storey self-contained HQ building in prime location on Aztec West**

**11,174 to 22,349 sq ft**

(1,038.10 to 2,076.29 sq m)

- Excellent parking ratio of 1:200 sq ft
- Prominent business park location
- Carpeted fully accessible raised floors
- Suspended ceilings and LED lighting
- Disabled, male and female WCs

## Summary

<b>Available Size</b>	11,174 to 22,349 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£9.45 per sq ft
<b>Rateable Value</b>	£412,500
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (38)

## Description

2410 Aztec West comprises of a two storey HQ building in a prime location in Aztec West. The building provides open plan office accommodation across two floors wrapping around a central atrium and is serviced by a large central staircase from a dedicated building reception. The property benefits from good natural light on both elevations. There is a parking provision of 1:200 sq ft.

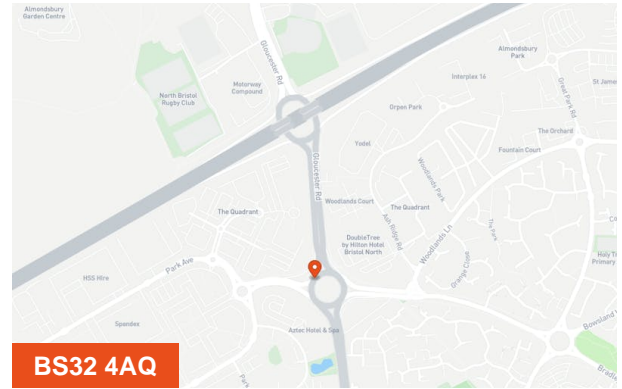
## Location

2410 Aztec West is located at the entrance of the most recent phase on Aztec West. The position on the park offers occupiers a prominent building which benefits from easy access to the main road of the Park. Aztec West is considered the prime out of town office location in North Bristol. Aztec West provides easy access to the M4/M5 interchange and Parkway Railway Station which has regular rail services to central London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	11,174	1,038.10	Coming Soon
1st	11,175	1,038.19	Coming Soon
<b>Total</b>	<b>22,349</b>	<b>2,076.29</b>	



## Viewing & Further Information

### Chris Grazier

0117 923 9234 | 07788 105 578

chris.grazier@htc.uk.com

### Natalie Bennett

0117 946 4534 | 07799 773808

natalie.bennett@htc.uk.com

### Freddie Myatt

0117 923 9234 | 07385 045218

Freddie.Myatt@htc.uk.com