



High quality refurbished offices to let

730 AZTEC WEST

730aztecwest.co.uk



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730 Aztec West provides 37,982 sq ft of high quality office accommodation over ground, 1st and 2nd floors, arranged in wings either side of the central core allowing flexible, open plan space. The building was refurbished in 2016 to include a brand new reception area with an impressive new landscaped entrance into the site.

The offices benefit from a large secure car park providing an excellent ratio of 1:178 with 217 car parking spaces in total.

Waterside Drive Bristol BS32 4UE





Specification

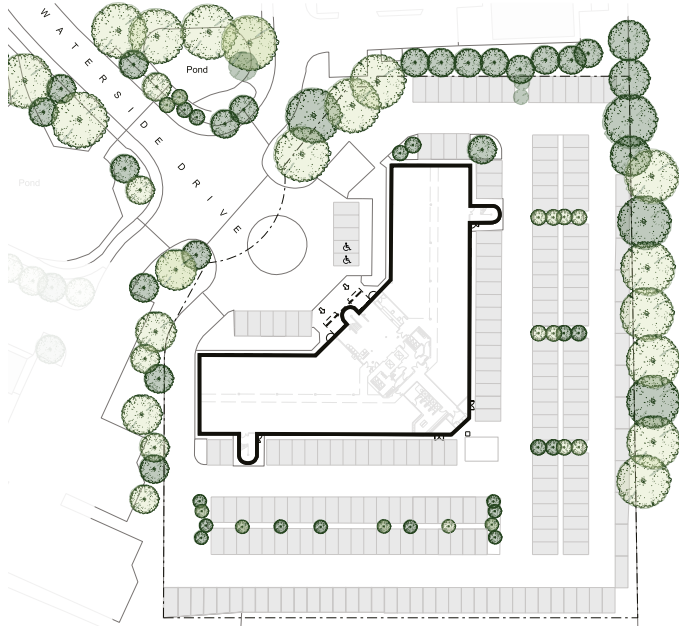
The building benefits from the following specification:

- 3 pipe VRF air conditioning system
- 150mm full access raised floors
- 2.75m clear floor to ceiling height
- Open plan floor plate
- New LED lighting within metal tile suspended ceiling
- Striking enlarged and remodelled reception area
- Male and female WC facilities on each floor
- A new shower block with 5 showers including a fully accessible shower and changing room/locker facilities
- Secured external covered bike racks for 32 bikes
- Equality Act compliant
- 2 x 13 passenger lifts
- New landscaping to the front of the building
- Excellent parking ratio of 1:178
- EPC Rating C (69)



Site Layout

The building benefits from a large secure car park providing an excellent ratio of 1:178 with 217 car parking spaces in total.

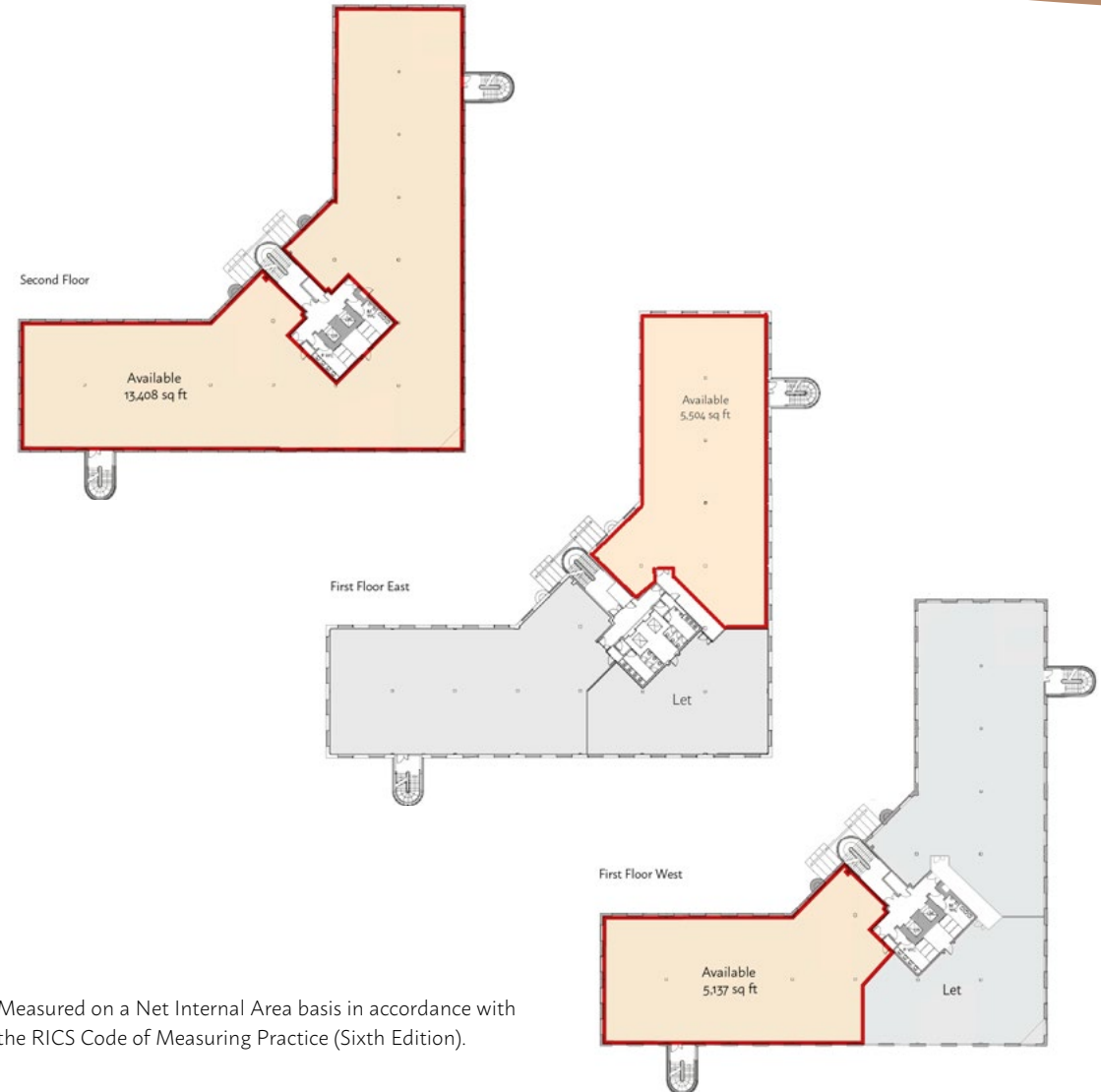


Floor	Availability	Size sq. ft.
Second *	Available - Subject to agreement	13,408*
First Floor East	Available	5,504
Part First Floor	Let - Parametric Technology	2,554
First Floor West	Available	5,137
Ground Floor East	Let - Taylor Wimpey	5,623
Ground Floor West	Let - Taylor Wimpey	5,756
Total		37,982

*Subdivision of the second floor could be available of suites from c.8,000 sq ft.

Accommodation

The accommodation is available as a whole or individual suites on a leasehold basis. Further information is available from the joint marketing agents, Knight Frank and HTC.



Measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).





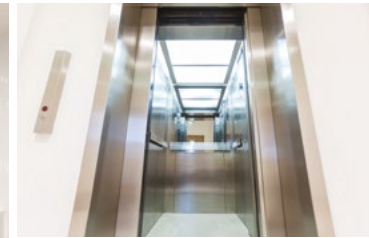


Rent & Rates

Upon application.

Viewing

Strictly by appointment through the joint agents, Knight Frank and HTC.



To Exeter & the South West

OCCUPIERS

- 1 730 AZTEC WEST
- 2 Nokia
- 3 Broadcom
- 4 Atkins
- 5 Aardman Animation
- 6 EE
- 7 Rheinmetall Technical Publications UK Ltd
- 8 Edvance UK
- 9 Regus
- 10 St James Place Wealth Management

AMENITIES

- 1 Aztec Centre
- 2 Lodge on the Park
- 3 The Black Sheep
- 4 Aztec Hotel & Spa
- 5 Living Well Health Club
- 6 Hilton Hotel



M5

J16

To M4, Midlands & South Wales

Bradley Stoke Way

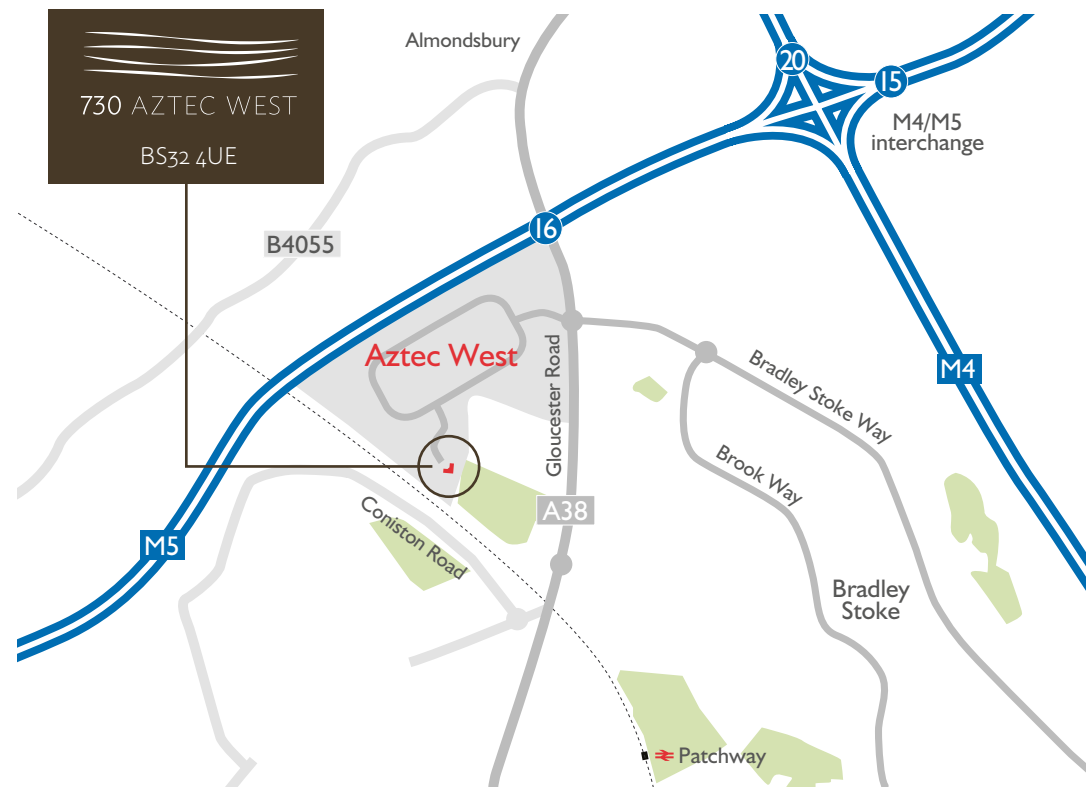
Gloucester Road

Location

The offices are located on Aztec West, Bristol's premier Business Park. Occupiers on the Park benefit from a number of excellent amenities including The Aztec Hotel and Spa, The Black Sheep coffee house and the Aztec Centre. Further shopping facilities are located at the Mall Cribbs Causeway and the Willow Brook Centre in Bradley Stoke.

Aztec West is prominently located just off Junction 16 of the M5 Motorway and within one mile of the M4/M5 Interchange, providing great access links to London, South Wales, South West and the Midlands. The Business Park is located 7 miles from Bristol City Centre via the A38.

Bristol Parkway railway station is located less than 3 miles to the south east of the Business Park providing regular services to major UK stations including London Paddington in under 1 hour 30 minutes.





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Further Information

For further information contact the joint agents.



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