

200 AZTEC WEST

BRISTOL

DISTINCTIVE OFFICES
ESTABLISHED LOCATION



**HIGH PROFILE
PROMINENT POSITION**



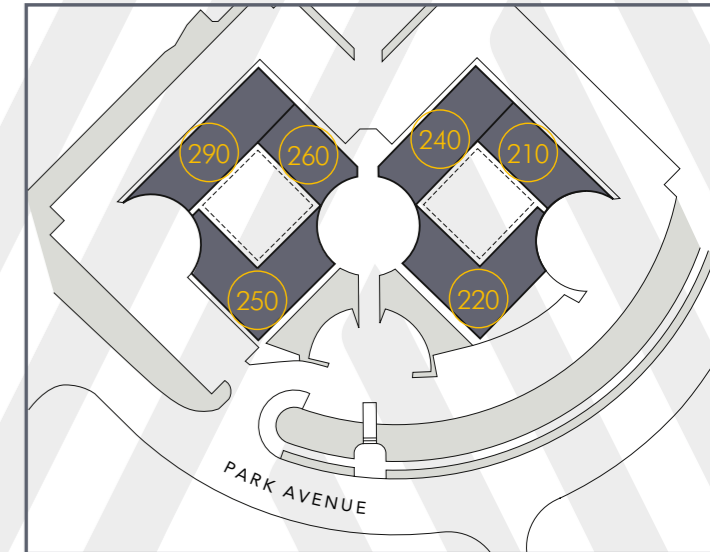
**200 AZTEC WEST COMPRISES TWO
HIGH PROFILE TWO STOREY OFFICE
BUILDINGS PROMINENTLY POSITIONED
AT THE GATEWAY OF AZTEC WEST.**

Aztec West is widely regarded as one of Bristol's leading business parks. Home to over 100 occupiers, the park sits in an attractive landscaped environment and is professionally managed with on-site security.

The park offers unrivalled amenities to occupiers including a convenience store, three coffee shops, a hairdresser and a gym together with both a 3 and 4 star hotel.



**FLEXIBLE, OPEN PLAN
ACCOMMODATION FROM
2,000 SQ FT (186 SQ M)**



As the only modern listed building of its kind in north Bristol, phase 200 of Aztec West is nationally recognised for the quality of its architecture which combines a highly flexible internal layout with a striking modern design that has been awarded Grade 2 listed status.

- Fully accessible raised floors
- Comfort cooling and new air conditioning
- Carpeted
- Suspended ceilings and new LED lighting
- Newly landscaped courtyards
- Newly refurbished disabled, male and female WCs and shower facilities
- Goods lift
- Car parking ratio of 1:216 sq ft



200 Aztec West is excellently located 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.

TENURE

New leases direct from the landlord.

EPC

EPC rating of B (44) - C (58)

Viewing and further information.
Please contact the joint agents:

Chris Grazier
Christopher.Grazier@htc.uk.com

Lizzie Boswell
Lizzie.Boswell@htc.uk.com

Ian Wills
Ian.Wills@eu.jll.com

Hannah Waterhouse
Hannah.Waterhouse@eu.jll.com



WWW.200AZTECWEST.CO.UK

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. September 2019

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200 AZTEC WEST
BRISTOL BS32 4SY