



## 800 Aztec West

Park Avenue, Almondsbury, Bristol, BS32 4TR

**A breathtaking HQ building  
situated at the heart of the  
South West's Premier  
Business Park**

**7,809 to 73,292 sq ft**  
(725.48 to 6,809.05 sq m)

- HQ building
- Large, flexible open plan floorplates
- EV car charging points
- 1:238 sq ft car parking ratio
- Double height atrium reception

## Summary

<b>Available Size</b>	7,809 to 73,292 sq ft
<b>Rates Payable</b>	£9.10 per sq ft
<b>Rateable Value</b>	£1,202,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

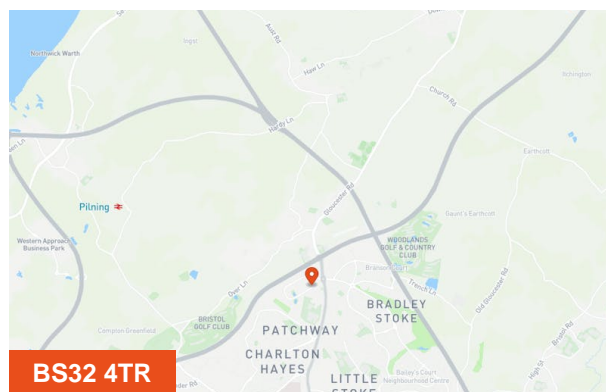
## Description

800 Aztec West offers breathtaking workspace on large flexible floors. The property benefits from large, flexible floorplates with suspended ceilings and partial raised floors. There is recessed LED lighting, including Barrisol Stretch Ceiling areas.

The building is surrounded by well manicured, landscaped grounds and benefits from views over the lake to the rear. There is a very generous car parking ratio of 1:238 sq ft with additional EV car charging points and disabled bays.

## Accommodation

Name	sq ft	sq m	Availability
Ground	32,007	2,973.55	Available
1st	7,809	725.48	Available
1st	14,840	1,378.68	Available
1st	8,900	826.84	Available
2nd	9,736	904.50	Available
<b>Total</b>	<b>73,292</b>	<b>6,809.05</b>	



## Viewing & Further Information

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