



KnightFrank.com



FOR SALE

High quality office building with 47 car parking spaces

720 Aztec West, Bristol BS32 4UD

8,333 sq ft (389.82 sq m)

- Attractive two storey office building with excellent car parking
- Air conditioned accommodation with excellent levels of natural lighting
- Located on Aztec West Business Park within 1.5 miles of the M4/M5 interchange

Location

Building 720 is situated on Aztec West, Bristol's premier Business Park. Located within 1.5 miles of the M4/M5 interchange the park benefits from excellent access to London, South Wales and the South West. Bristol City Centre is located approximately 7 miles south and Bristol Parkway Railway Station is located approximately 3 miles south-east from the property.

Occupiers on Aztec West benefit from a number of nearby amenities including the Aztec Hotel and Spa, Starbucks Coffee and the Aztec Centre. The Mall at Cribbs Causeway is located just over 3 miles from the Park providing a host of additional retail and leisure facilities.

Description

Building 720 is an attractive two storey building benefitting from regularly configured, flexible floorplates together with substantial full height glazing at first floor level. It has an excellent car parking ratio of 1:177 sq ft.



The accommodation benefits from the following specification:

- Feature reception
- 8 person passenger lift
- VRV comfort cooling/heating
- Suspended ceilings
- Carpeted raised floors
- LG7 lighting
- Male, female and disabled WC's
- Shower provision

Accommodation

Floor	SQ FT	SQM
First	4,196	389.8
Ground	<u>4,137</u>	<u>384.3</u>
Total	8,333	774.1



Tenure

The accommodation is available on a freehold basis, subject to a lease of the ground floor held by Integral UK Limited for a term expiring 22nd September 2021 at a rent of £67,535 per annum.

Consideration will also be given to the letting of the first floor accommodation on effective full repairing and insuring basis for a term to be agreed.

Important Notice

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VAT

The building is elected for VAT.

Business Rates

Potential occupiers should make their own enquiries to the local billing authority.

Estate Charge

An estate charge will be levied to cover the maintenance and upkeep of the park.

EPC

An EPC will be made available to prospective purchasers.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Anti Money Laundering Regulations

The successful purchaser will be required to provide the usual information to satisfy Anti Money Laundering requirements upon agreement of Heads of Terms.

Viewing

For further information or to arrange a viewing please contact the sole agents:

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