

200 AZTEC WEST



250

**AZTEC WEST
ALMONDSBURY
BRISTOL
BS32 4SY**

TO LET – OFFICE – 9,418 SQ FT

LOCATION – BS32 4SY

Aztec West has an excellent location being 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.

Widely regarded as one of Bristol's leading business parks and home to over 100 occupiers, the park sits in an attractive landscaped environment and is professionally managed with on-site security. Amenities for occupiers on the park include a convenience store, 3 coffee shops, hairdresser, gym and both 3* and 4* hotels.

DESCRIPTION

Newly refurbished, flexible and open plan accommodation in the recently Grade II listed 250 Aztec West. The office space incorporates a high quality specification including new decoration, fully suspended ceiling, newly carpeted raised floors, new air conditioning, disabled, male and female WCs and new LED lighting.

ACCOMMODATION

Ground & First Floors	9,418 sq ft	874.96 sq m
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CAR PARKING

The office benefits from 42 parking spaces reflecting a ratio of 1:225 sq ft.

EPC

B (44).

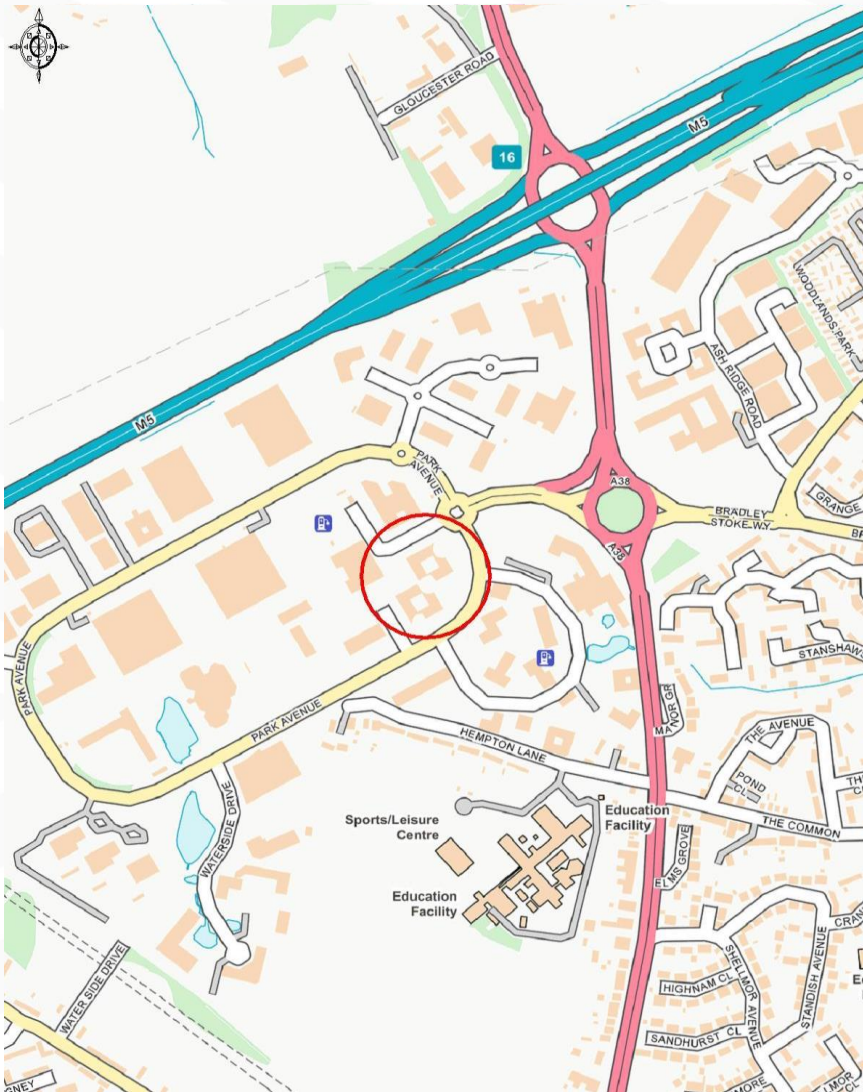
TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

200 AZTEC WEST



RATES

Rateable Value:	£108,000
UBR:	50.4p
Rates Payable:	£54,432

SERVICE CHARGE

Circa £3.24 per sq ft.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred through the transaction.

VIEWINGS

To be arranged through the joint agents.



VIEWING

For further information or to arrange an inspection, please contact the joint agents:

**Hartnell
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