

To Let 7,312 sq ft (679.31 sq m)

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AZTEC WEST

BRISTOL | BS32 4UD



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715 Aztec West is a detached self-contained office building providing **modern accommodation.**



Description

715 Aztec West is a detached self-contained two storey office building. The first floor is now available and fully refurbished to a high quality standard.

Accommodation

The accommodation comprises of the following:

Floor	Availability	Sq Ft	Sq M
1 st Floor	Available	7,312	679.31
Total		7,312	679.31



715 Aztec West has the following **high quality specification.**



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Suspended ceilings



Passenger lift



Modern recessed lighting



VRF air conditioning



Raised access floors



WC's and shower facilities



32 allocated parking spaces



Fully Fitted Kitchen



Aztec West is a esteemed landscaped business Park prominently located near to the M4/M5 interchange. Aztec West can also be **easily accessed** off the A38, approximately 5 minutes to Junction 16 of the M5 and **Bristol City Centre 7 miles to the south.**

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The park is well served by public transport, with Bristol Parkway Train Station circa 4 miles to the south east, as well as a number of bus routes serving the park. Within Aztec Centre there are retail outlets including a newsagent and sandwich bar. The Aztec Hotel & Spa offers conferencing facilities and a restaurant plus there is a coffee shop on the Park, The Black Sheep.

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715 Aztec West has exceptional motorway connectivity.



Drive Times

M4/M5 Interchange	5 mins
Bristol City Centre	15 mins
Bristol Parkway Station	12 mins
Bristol Airport	33 mins



Business Rates

To be reassessed. Estimated at £8.00 psf.

Service Charge

£4.17 per sq ft per annum YE 2023.

EPC

EPC Rating C (66).

Viewing & Further Information

For viewing and further information please contact the joint agents below:

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