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



BRISTOL | BS32 4UD





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.

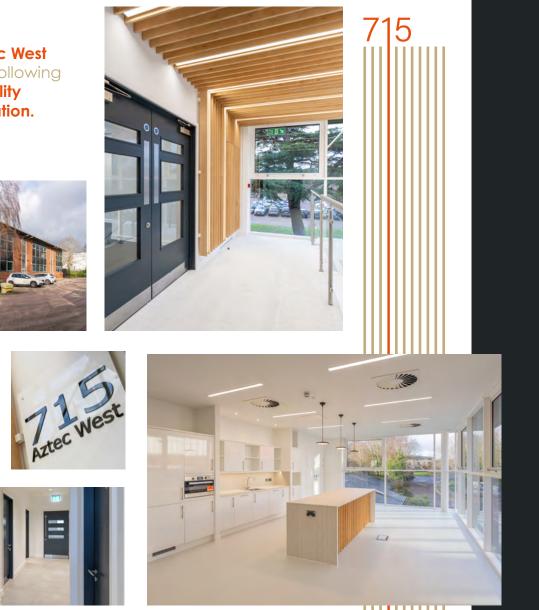
Accommodation

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.



	Suspended ceilings	Ť	Passenger lift
Ţ	Modern recessed lighting	ال	VRF air conditioning
<u>+</u> ↑ ↓ 1	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**.











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.





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





715aztecwest.co.uk



Business Rates To be reassessed. Estimated at £8.00 psf.

Service Charge £4.17 per sq ft per annum YE 2023.

EPC Rating C (66).

Viewing & Further Information For viewing and further information please

contact the joint agents below:

Hartnell Taylor Cook 0117 923 9234

CBRE

0117 943 5757

Becky Huckstep 07469 720 272 becky.huckstep@htc.uk.com Chris Grazier

07788 105 578 chris.grazier@htc.uk.com

Natalie Bennett 07799 773 808 natalie.bennett@htc.uk.com

Alex Riddell 07920 467 117 alex.riddell@cbre.com

Richard Kidd 07827 230 295 richard.kidd@cbre.com

Alex Hayman 07827 252 847 alex.hayman@cbre.com

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract; All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to there correctness. No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; Unless otherwise stated, all prices, rents and other details refered to a intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittures and ther details prefered to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation; No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in stastify themselves independently as to the instance or other condition or operation; stated, all prices, rents and other details prefered to use the intending purchasers or lessees in stated of any expenses incurred by the intending purchasers or lessees in stated of any expenses incurred by the intending purchasers or lessees in stated and we give any notices stated,

Designed and produced by kubiakcreative.com 225125 03/23