

# THE AZTEC CENTRE



AZTEC WEST BUSINESS PARK, BS32 4TD



Photo for illustrative purposes

**PROMINENT GROUND FLOOR OFFICE SUITE**  
**2,030 SQ FT TO LET**

Situated at the The Aztec  
Centre, at the front of  
Bristol's Premier Business  
Park next to J16 of the M5

## AZTEC WEST OFFERS A WIDE RANGE OF ON-SITE AMENITIES WITH STAFF HEALTH AND WELLBEING IN MIND.

### The Aztec Centre Amenities

- Morrisons Daily convenience store and newsagent
- Car charging points
- Metro bus stops
- Allocated on-site parking based on a ratio of 1:250 sq ft.

### Aztec West Amenities

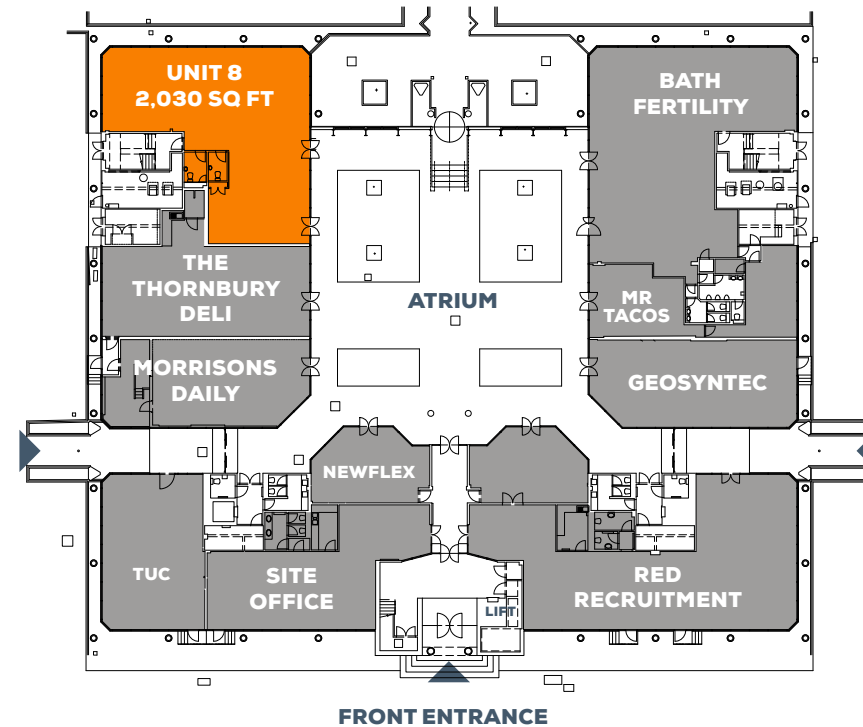
- Aztec Spa Health & Fitness Club
- The Thornbury Deli
- Kitchen Coffee Social
- Curious Kitchen
- Black Sheep Bar and Kitchen
- Mr Tacos
- Hotels
- Nurseries

### Ground floor availability:

Unit 8	2,030 SQ FT
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### Specification:

- Highly prominent office suite
- Excellent natural light
- Suspended ceilings with LED lighting
- Under floor trunking
- New carpets



Easy access to the M5 & the M4/M5 Interchange

Regular bus stops around the park

Part of the National Cycle Network

Dedicated footpaths



SAT NAV: BS32 4TD

**Tenure** The office is available on a new effective full repairing & insuring lease by way of a service charge for a term to be agreed. Service charge details are available from the agents.

**Legal Costs** Each party to bear their own legal costs incurred in the transaction.

**Rent** On application.

**Business Rates** Interested parties are advised to make their own enquiries with the local billing authority as to the exact rates liability for the suite.

**Service Charge** A service charge will be applicable.

**EPC** The Aztec Centre has an energy performance rating of D92.

**Anti-Money Laundering** The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

**Viewing** Please contact the joint sole agents for further information or to make arrangements to view.

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