

# THE AZTEC CENTRE



AZTEC WEST BUSINESS PARK, BS32 4TD



Photo of refurbished Unit 8 for illustrative purposes

**UNIT 6 TO LET 1,071 SQ FT**  
**LAST REMAINING GROUND FLOOR UNIT**

Situated on the ground floor  
of The Aztec Centre on  
Bristol's Premier Business Park  
next to J16 of the M5



**UNIT 6 IS THE LAST REMAINING SUITE ON THE GROUND FLOOR OFFERING 1,071 SQ FT AND UPON COMPLETION OF THE REFURBISHMENT, WILL BENEFIT FROM:**

- Highly prominent office suite
- Excellent natural light
- Suspended ceilings with LED lighting
- New VRF air conditioning
- Under floor trunking
- New carpets
- Fitted kitchenette

The Aztec Centre has allocated parking based on a ratio of 1:200 sq ft.

 Easy access to the M5 & the M4/M5 Interchange

 Regular bus stops around the park

 Part of the National Cycle Network

 Dedicated footpaths



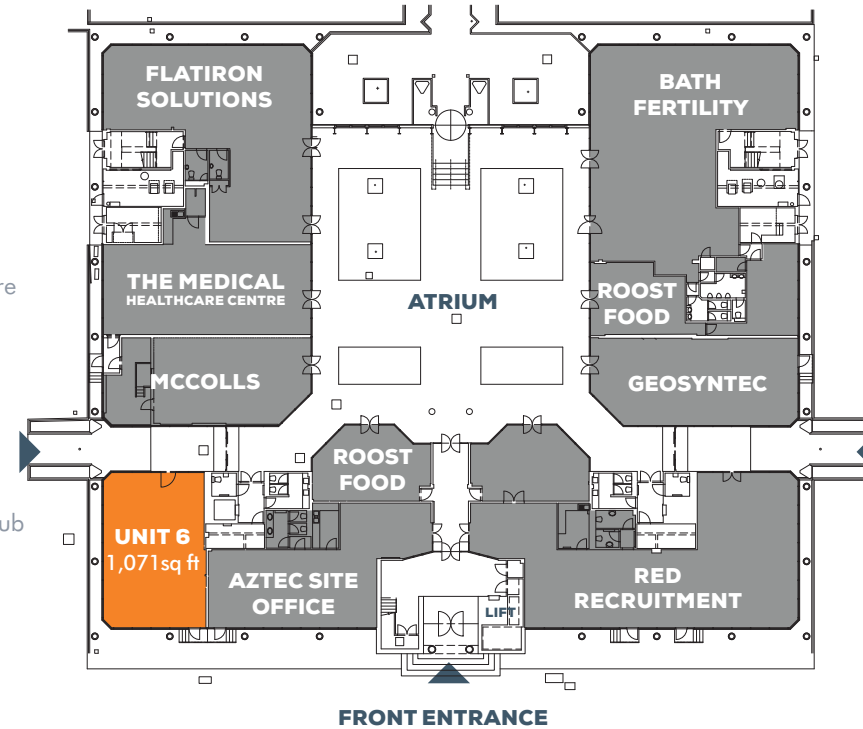
**Aztec West offers a wide range of on-site amenities with staff health and wellbeing in mind.**

**The Aztec Centre Amenities**

- McColls convenience store and newsagent
- The Medical Healthcare Centre
- Roost Food
- Coffee shop
- Car charging points
- Metro bus stops

**Aztec West Amenities**

- Aztec Spa Health & Fitness Club
- Starbucks
- Curious Kitchen
- Black Sheep Bar and Kitchen
- Hotels
- Nurseries



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

**CBRE**

**Knight Frank**

**RICHARD KIDD**  
Richard.Kidd@cbre.com  
0117 943 5768

**MARTIN BOOTH**  
Martin.Booth@knightfrank.com  
0117 917 4990

**ALEX RIDDELL**  
Alex.Riddell@cbre.com  
0117 943 5885

**ANDY SMITH**  
Andy.Smith@knightfrank.com  
0117 917 4537

**Tenure** The offices are 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.

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