

OFFICES TO LET

Part First Floor, 2510 Aztec West, Almondsbury, Bristol
BS32 4AQ



Key Features

- Well located at front of Aztec West
- Air conditioned
- Fully raised access floor
- Shower facilities
- Excellent parking ratio

Viewing

By appointment via:

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CBRE Limited

13 & 14 Floors, Clifton Heights, Triangle West,
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Location

Building 2510 is located on the well established business park of Aztec West in North Bristol, just off the M5 at junction 16. The M4/M5 interchange is close by offering easy access to the national motorway network. Bristol City Centre lies approximately 9.5 miles to the south.

Aztec West provides on-site amenities for staff including a newsagent and cafes in the Aztec Centre, the Aztec Hotel and spa with conference facilities and a Starbucks. Cribbs Causeway regional shopping destination is situated nearby off Junction 17 of the M5, 3 miles away offering numerous eateries, national retail outlets and leisure facilities. The building is conveniently positioned towards the front of the business park, accessed off the first roundabout into the park on the right.

Description

Building 2510 is a two-storey modern office building with accommodation arranged on the first floor. The building is configured with a shared central core at the front including WCs and shower facility, a lift and stairs leading to the first floor.

Floor Areas

Part First Floor	2,049 Sq ft	190.36 sq m
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Specification

The office space benefits from the following specification:

- Suspended ceilings
- Air conditioning
- Low glare LED lighting
- Metal tiled raised floors
- Passenger lift
- Shower facilities available

Car Parking

The building benefits from on-site allocated car parking offered at a ratio of 1:187 sq. ft. therefore 11 parking spaces will be available with the current vacant suite.

Tenure

The Vacant part first floor accommodation is available by way of a new full repairing and insuring lease direct from the Landlord, for a term of years to be agreed.

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Rent

We are quoting a rent of £22.50 per sq. ft. per annum exclusive.

Service Charge and Insurance

Service charge and building insurance are payable by the tenant. Further details are available upon request.

Business Rates

Business rates are payable.

Interested parties are advised to make their own enquiries with the valuation office.

VAT

VAT is payable on rent, service charge and insurance.

EPC

The property has an EPC rating of D (76)

Further Information

For further information, please contact the sole agents Alex Riddell of CBRE on +44 117 943 5885 or Peter Martin on +44 117 943 5763

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