1375 Aztec West BR

BR INDUSTRIAL TRUST



1300 ESTATE ■ AZTEC WEST ■ BRISTOL ■ BS32 4SB









Warehouse/Production Unit 5,627 sqft (522.76 sqm) **TO LET**

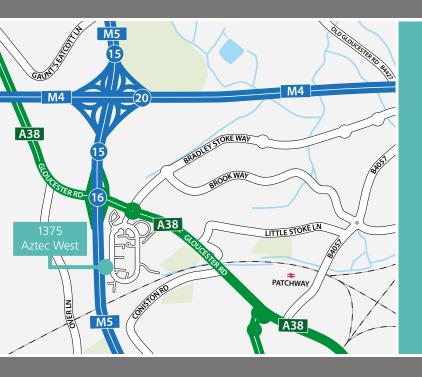
- Modern warehouse with two storey office accommodation
- Deep loading yard
- 5+ dedicated car parking spaces
- Kitchen & Shower facilities

- Bristol's premier business park
- Fasy access to Bristol City Centre
- Unparalleled access onto M4/M5 Motorway
- On Park facilities to include; cafes, shops & gym

BRISTOL



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DESCRIPTION

and accessed via a full height loading door. Externally the unit

LOCATION

the park's location is evidenced by the numerous established

CONNECTIVITY

	miles
M5/J16	0.5
M4/J20	1
Bristol	7
Avonmouth	12
Bath	22
Gloucester	28
Swindon	39

ACCOMMODATION

Description	sq ft	sq m
Warehouse / Production	4,209	391
Ground Floor Office	709	65.88
First Floor Office	709	65.88
Total	5,627	522.76

PLANNING

TENURE

RENT: Upon Application **EPC:** D-85

SERVICES

Main water, drainage and three-phase electricity are connected. A gas supply is available on the estate.

BUSINESS RATES

The unit is listed in the Valuation List 2010 as 'Warehouse and Premises' with a rateable value of £37,750.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

For further information please contact our joint agents:



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