

1375 Aztec West

1300 ESTATE ■ AZTEC WEST ■ BRISTOL ■ BS32 4SB



Warehouse/Production Unit 5,627 sq ft (522.76 sq m) **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
- Easy 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

A modern mid-terraced unit with two storey ancillary office accommodation. The property is of steel frame construction and accessed via a full height loading door. Externally the unit benefits from allocated parking and loading areas.

LOCATION

Aztec West is the South West's most prominent and high profile business park location. It benefits from a highly prominent strategic situation, it lies adjacent to the junction 16 of the M5 motorway just 1 mile south of the M4/M5 interchange, which provides links to the national motorway network.

The A38 also links directly to the park providing a route to the city centre approximately 8 miles to the south. The quality of the park's location is evidenced by the numerous established businesses that have chosen to locate here.

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 |

The areas are measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Basis.

PLANNING

We understand the unit benefits from B1c (Light Industrial) and B8 (storage and distribution) consents. Interested parties are advised to undertake their own enquiries with the Local Authority.

TENURE

A new full repairing and insuring lease for a term of years to be agreed.

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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