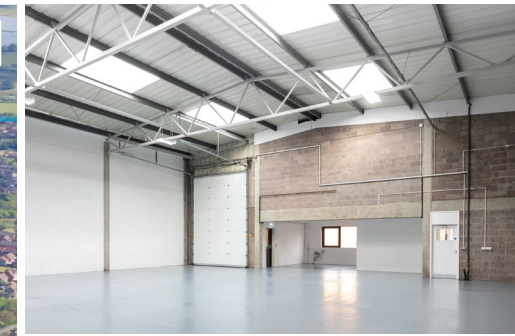
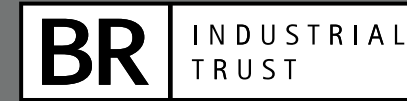


1335 Aztec West

1300 ESTATE ■ AZTEC WEST ■ BRISTOL ■ BS32 4RX



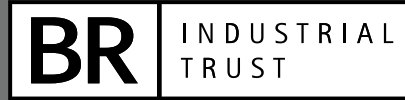
Warehouse/Industrial Unit 4,363 - 8,834 sq ft (405 - 821 sq m) **TO LET**

- Modern warehouse with two storey office accommodation
- Unparalleled access onto M4/M5 Motorway
- 6 dedicated car parking spaces
- Covered loading area
- Bristol's premier business park
- Available separately or combined with Unit 1330 (STC)

BRISTOL

1335 Aztec West

1300 ESTATE ■ AZTEC WEST ■ BRISTOL ■ BS32 4RX



- Modern terraced unit
- 2 mins from Junction 16 of the M5 Motorway
- Ground & first floor offices
- 1 mile from M4/M5 interchange

- Fully refurbished
- Electric roller shutter door
- Eaves height 6.2 m
- Potential to take adjoining warehouse

Unit 1335	sq ft	sq m
Warehouse	3,789	352.03
First Floor Office	682	63.31
Total	4,471	415

Unit 1330	sq ft	sq m
Warehouse	4,363	405.34
Total	4,363	405.34

Combined Total	sq ft	sq m
	8,834	820.34

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

Connectivity	Distance
M5/J16	0.5 miles
M4/M5 Interchange	1 mile
Bristol	7 miles
Cardiff	36 miles
Gloucester	28 miles
Swindon	39 miles
Birmingham	90 miles

EPC

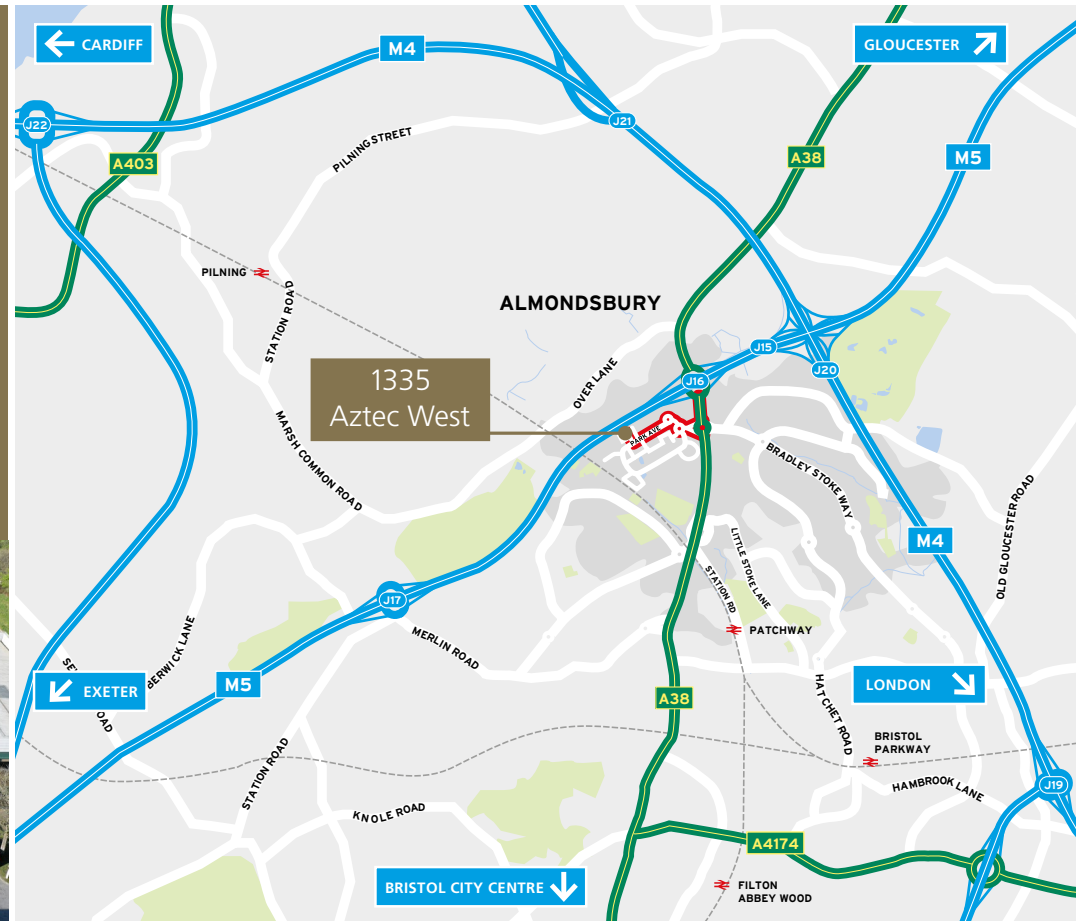
The EPC for the unit is E 117.

LEGAL COSTS

Both parties are responsible for their own legal costs incurred.

BUSINESS RATES

The unit is listed in the Valuation List 2017 as 'Warehouse and Premises' with a rateable value of £28,250.



VIEWING

For further information please contact our joint agents.

RENT

On application.

TENURE

The property is available by means of a new lease on full repairing and insuring terms for a length to be agreed. 1330 is available combined with 1335, subject to surrender agreements with the tenant.



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