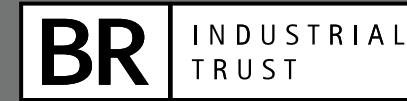


1335 Aztec West

1300 ESTATE ■ AZTEC WEST ■ BRISTOL ■ BS32 4RX



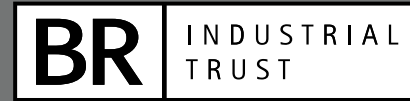
Warehouse/Industrial Unit 4,471 sq ft (415 sq m) **TO LET**

- Modern warehouse with two storey office accommodation
- Covered loading area
- Unparalleled access onto M4/M5 Motorway
- Bristol's premier business park
- 6 dedicated car parking spaces
- On park facilities include; cafes, shops and gym

BRISTOL

1335 Aztec West

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- 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

ACCOMMODATION

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

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

EPC

The EPC for the unit is E 117.

LEGAL COSTS

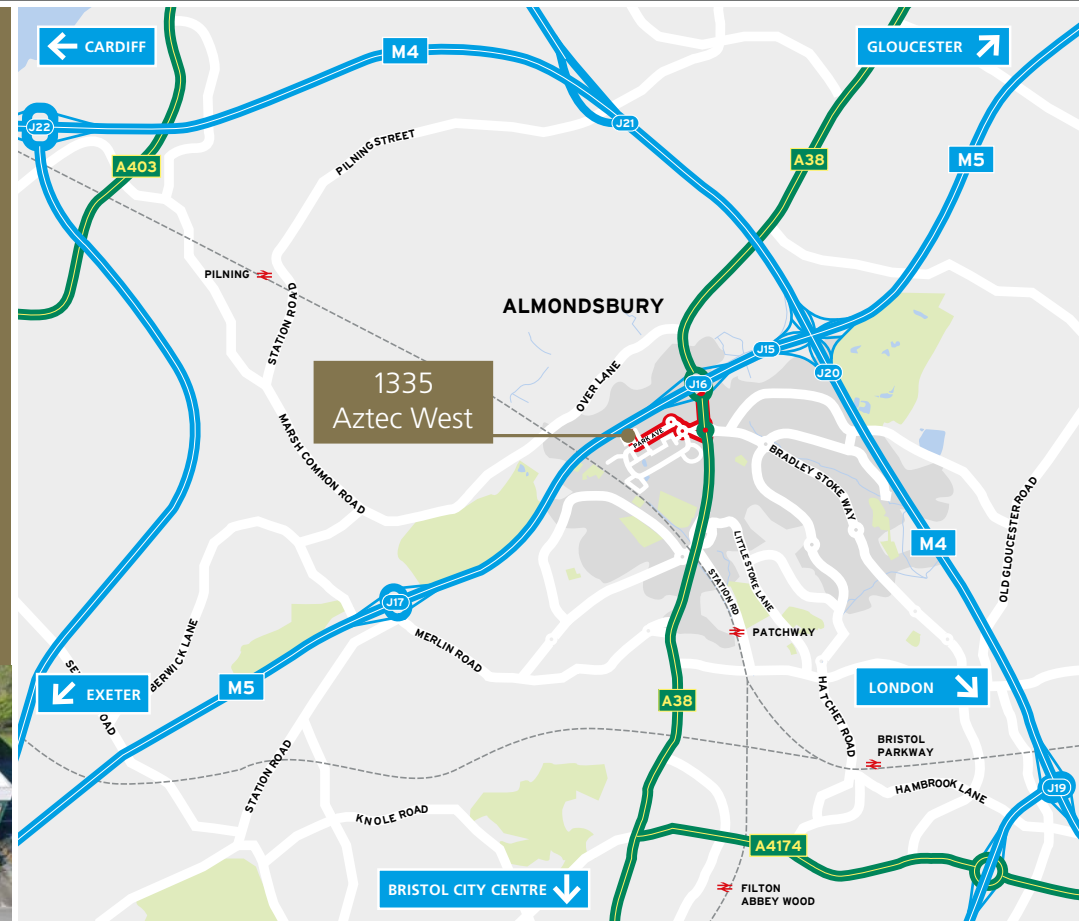
Both parties are responsible for their own legal costs incurred.

BUSINESS RATES

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

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



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.



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