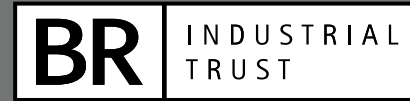


1360 Aztec West

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TYPICAL REFURBISHED INTERIOR



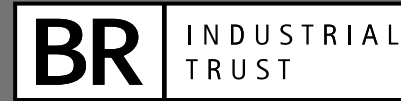
Warehouse/Industrial Unit 3,688 sq ft (343 sq m) **TO LET**

- Modern warehouse with two storey office accommodation
- Unparalleled access onto M4/M5 Motorway
- 5 Dedicated car parking spaces
- Prominent position within the estate
- Rear loading area
- On park facilities include; cafes, shops and gym

BRISTOL

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- Modern end of Terrace unit
- 2 mins from Junction 16 of the M5 Motorway
- Ground and first floor offices

- 1 mile from M4/M5 interchange
- To be fully refurbished
- Electric roller shutter door
- Eaves height 5.8m

ACCOMMODATION

	sq ft	sq m
Warehouse	2,750	255.46
Ground Floor Office	469	43.59
First Floor Office	469	43.59
Total	3,688	342.63

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

EPC

An EPC will be available post refurbishment.

LEGAL COSTS

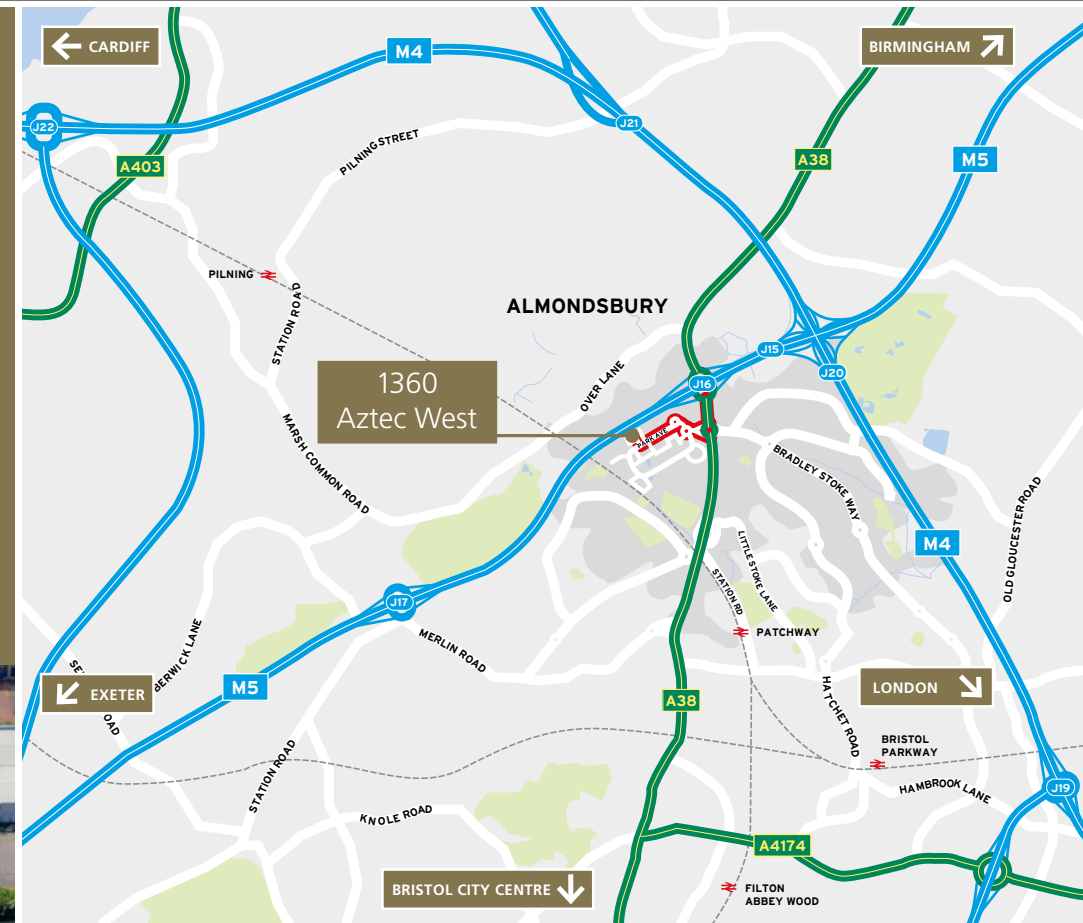
Both parties are responsible for their own legal costs incurred.

BUSINESS RATES

The property is listed as warehouse and premises with a rateable value of £32,500. For rates payable please contact the marketing agents.

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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