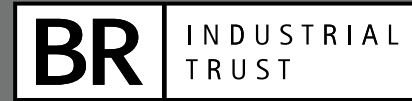


# 1380 Aztec West

1300 ESTATE ■ AZTEC WEST ■ BRISTOL ■ BS32 4RX



TYPICAL REFURBISHED INTERIOR



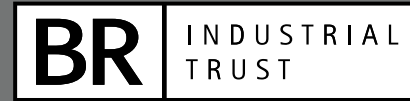
## Warehouse/Industrial Unit 5,607 sq ft (521 sq m) **TO LET**

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

# BRISTOL

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- Modern mid-terraced unit with designated loading
- 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
- Designated car parking area

## ACCOMMODATION

	sq ft	sq m
Warehouse	4,229	392.85
Ground Floor Office	689	64.01
First Floor Office	689	64.01
<b>Total</b>	<b>5,607</b>	<b>521</b>

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

## EPC

C(58).

## LEGAL COSTS

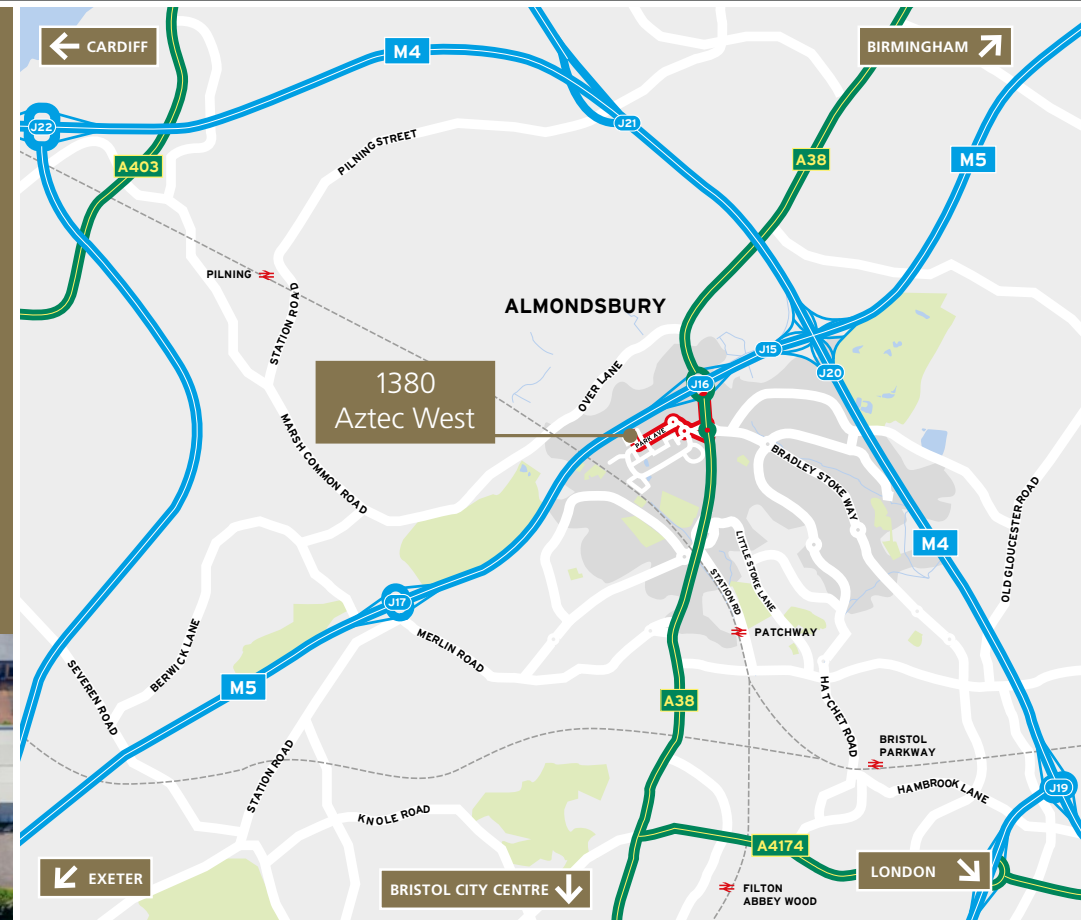
Both parties are responsible for their own legal costs incurred.

## BUSINESS RATES

The property is listed as warehouse and premises with a rateable value of £36,000. 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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