



**190  
AZTEC  
WEST**

**HIGH QUALITY, OPEN PLAN OFFICE - 2,747 SQ FT (255.30 SQ M)  
GROUND FLOOR, 190 AZTEC WEST, PARK AVENUE, BRISTOL, BS32 4TP**

## HIGH QUALITY OPEN PLAN OFFICE



Aztec West Business Park is one of the UK's premier business parks, home to a variety of prestigious companies with a wide array of amenities, including:-

- extensive landscaping;
- on-site security;
- 4 star hotel
- gym;
- cafe / restaurant;
- hairdresser;
- convenience store
- dedicated footpaths;
- part of the national cycle network

190 Aztec West is an attractive, two-storey building over ground and first floors. Located in a prominent position within the park, it enjoys excellent communications, lying close to the M4 / M5 interchange, less than 3 miles from Bristol Parkway rail station and only 7 miles from Bristol city centre



# WELCOME TO 190 AZTEC WEST



The building is well configured with a modern, central reception to the front; incorporating LED lights; WCs and shower facilities; a passenger lift; 1:190sq ft parking ratio; and secure bike storage.



LED LIGHTING



COMMUNAL MALE, FEMALE,  
AND ACCESSIBLE WCS



PART AIR CONDITIONED  
OPEN PLAN SUITE



STRATEGICALLY LOCATED  
FOR ROAD AND RAIL LINKS



13 ALLOCATED  
CAR PARKING SPACES



SECURE  
BIKE STORAGE



PASSENGER  
LIFT



SHOWER  
FACILITIES



EXCELLENT NATURAL  
LIGHT & OPENABLE  
WINDOWS



FITTED KITCHEN AND  
BREAK OUT AREA

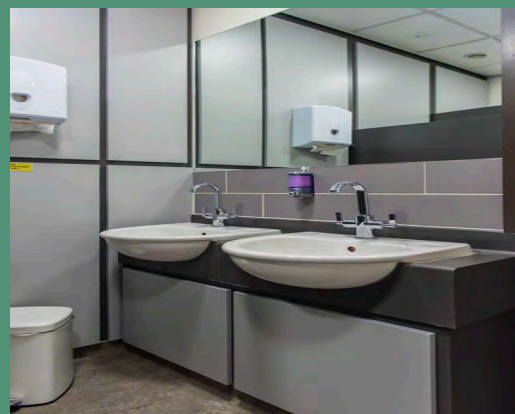
The common parts have recently been refurbished to provide a fresh and contemporary welcome into the building



# CURRENT AVAILABILITY

Floor	Area (Sq M)	Area (Sq Ft)
Ground Floor	255.30	2,747

Internally, the office provides light and airy, open-plan accommodation. The space itself has also been refurbished recently, with new carpets and window blinds throughout; LED lighting; and fitted with a partitioned break-out area and modern kitchen units.





### TERMS

The office space is available to rent on effectively full repairing and insuring terms by way of a service charge, for a term of years to be agreed.

### RENT

£22.00 per sq ft pax.

### BUSINESS RATES

We understand the rateable value to be as below and prospective tenants should confirm matters with the VOA

**Rateable Value:** £59,000

**Rates Payable (2026/2027):** £28,320

### VAT

The building is elected for VAT and therefore VAT is payable on all prices.

### EPC

Rating D (76).

### LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.



### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

**Burston Cook**

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### MISREPRESENTATION

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